FINAL FEASIBILITY STUDY
Capitol Hill Montessori at Logan Campus
PreK3 – 8th Grade Public Montessori School

215 G St NE, Washington, DC 20002

July 13, 2018
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</table>
Feasibility Study Team

SCHOOL TEAM

Capitol Hill Montessori at Logan Campus (CHML)
215 G Street, NE, Washington DC 20001
Brandon Eatman, Principal
Yolanda Nashid, Assistant Principal

OWNER TEAM

District of Columbia
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Jose Saliz, Senior Project Manager

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R. Israel Aguero, CCP, LEED AP BD+C
1 Executive Summary

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):

1. Demolition of the existing temporary classroom building, referred to as the “annex” on the southern portion of the CHML existing campus.
2. Renovation of the existing historical Logan school building on the north portion of the existing CHML campus
3. 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.
2.1 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
2. 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.
5. 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.
6. Commons spaces will be integrated into design for the use of special projects, collaborative work, and individual pullout instruction.
7. 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.
9. 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.
10. 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**

**DESIGN PHASE**

**FEASIBILITY STUDY**

1. Feasibility Study / Program Verification
2. Concept Design
3. Schematic Design
4. Design Development
5. Construction Documents

**CONSTRUCTION PHASE**

6. Demolition and Abatement
7. Construction

**GOAL:**
Construction Complete for August 2021
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 free-choice 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.
   f. 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.

c. 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

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| **Notes** | | | |
| **Elementary Discovery Commons Activity Area** | 2 | 600 | 1800 | | | | | | | 788 | 7154 | |
| **Middle School Classroom (7-8) (combined)** | 6 | 850 | 5100 | | | | | | | 900 | 5400 | | *Please cluster classrooms.* |
| **Middle School Technology Lab** | 1 | 1200 | 1200 | | | | | | | 1200 | | | |
| **Middle School Technology Lab Storage** | 1 | 100 | 100 | | | | | | | 100 | | | |
| **Freshman/Sophomore Classroom Activity Area** | 3 | 600 | 1800 | | | | | | | 600 | | | |
| **Middle School Additional Group Area** | 1 | 0 | 0 | | | | | | | 0 | | | |
| **Science Classroom/Lab** | 1 | 120 | 120 | | | | | | | 120 | | | |
| **Speech OT/PT** | 2 | 250 | 500 | | | | | | | 250 | | | |
| **Special Education Coordinator Office** | 1 | 150 | 150 | | | | | | | 150 | | | |
| **Teacher Collaboration Room** | 1 | 300 | 300 | | | | | | | 300 | | | |
| **Textbook/Cart Storage** | 1 | 200 | 200 | | | | | | | 200 | | | |
| **Outdoor Classrooms** | 1 | 0 | 0 | | | | | | | 0 | | | |

**SUBTOTAL:** | | 65520 | | 62340 | | 45011 | | 41906 | | 41559 | | |

**PHYSICAL EDUCATION / MULTIPURPOSE SPACES:**

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**SUBTOTAL:** | | 7075 | | 7091 | | 6905 | | 7134 | | 7074 | | |

**STUDENT DINING SPACES:**

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Capitol Hill Montessori @ Logan School – Final Feasibility Study  
July 13, 2018  
Page 10 of 65
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3 Existing Conditions

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.
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.
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.
2. 1947 Addition

An addition was added to the east of the original 1934 structure. The addition added a single-story central 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 sub-members equally spaced. The roof slabs are precast slab (2" thick) spanning across the sub-members.
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  
  - ASCE 7-10  

**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  
  - Gymnasium: 100 PSF  
  - Mechanical Equipment (Load based on Mechanical Design)  
  - Kitchen Area: 100 PSF  
  - Stage: 100 PSF  
  - Stairs: 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

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 (Lightweight)
• Admixtures
• Air-entraining ASTM C260
• Chemical Admixtures ASTM C494

CONCRETE
• 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

REINFORCEMENT
• 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 ASTM A525, G-90
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.
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.
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.
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:

**Classrooms, Corridors, Lobbies, Administration and other Common Areas**

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.
**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 ¼ 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.
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 503. Three wet zones (basement, 1st floor and 2nd 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 output 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 (continued)

Existing Second Floor Plan
4 Design Options

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:

1. 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.
2. 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.
4. Design & construction sensitivity to adding on to the existing historical facade was taken into consideration.
5. 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.
7. Accommodates bike, walking, public transportation, and vehicular access to the site.
8. 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,
   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.
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 gymnasion for physical education. The gymnasion 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.

24. 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.
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:

1. 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.
3. Updated technology in existing and new classrooms, including smartboards in rooms that have not yet received them per direction from DCPS and CHML.
5. Tile wainscot and terrazzo floor repairs.
6. 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.
8. 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
18. Review of hazardous materials; abatement / encapsulation of hazardous materials that still remain in the existing building.
19. 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, 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. 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 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 1

3D Massing View
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.

3D VIEW_SCHEME 2

- Academic Spaces
- Administration
- Building Services
- Circulation
- Health/Services Spaces
- Library Spaces
- Performing/Visual Arts
- Physical Education/All Purpose Spaces
- Student Dining Spaces
- 3D Massing View Includes Outdoor Learning, Siting, Play, Activity, Playgrounds, Courts, Retention (Etc.)
- Solar Ready Area

3D Massing View
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, 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. 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

- Academic Spaces
- Administration
- Building Services
- Circulation
- Health Services Spaces
- Library Spaces
- Performing Visual Arts
- Physical Education Multi-Purpose Spaces
- Student Dining Spaces
- Outdoor Space Includes Outdoor Learning Gardens Walking Paths Playgrounds Courts Recreation Etc.
- Solar Ready Area
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.
4.7 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 Laror 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 DOE 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 DOE 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 indiscriminate 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 non-gravity 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 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 of 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.

Classrooms, Corridors, Lobbies, Administration and other Common 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.
Cafeteria
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.

<p>| CAPITOL HILL MONTESSORI |</p>
<table>
<thead>
<tr>
<th>SANITARY, DRAIN &amp; DOMESTIC WATER SERVICE SUMMARY</th>
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</thead>
<tbody>
<tr>
<td><strong>Description</strong></td>
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<tr>
<td>Drainage Fixture Units (DFU):</td>
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<td>Sanitary Building Drain:</td>
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<tr>
<td>One (1) Discharge Points</td>
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<tr>
<td>Two (2) Discharge Points</td>
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<tr>
<td>Three (3) Discharge Points</td>
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<td>Four (4) Discharge Points</td>
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<td>Assume 80% Of Water Use Returns To Sanitary Sewer System:</td>
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<td>Water Supply Fixture Units (WSFU):</td>
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<td>Cooling Tower Make-up Water</td>
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<td>Plumbing Fixtures:</td>
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<td>Total Flow:</td>
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<td>Water Service Size:</td>
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Plumbing Utility Loads
**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 6-inch service should provide enough capacity and should be adequate for the new addition.

<table>
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<tr>
<th>EQUIPMENT CATEGORY</th>
<th>QUANTITY</th>
<th>GAS DEMAND PER ITEM (BTU/h)</th>
<th>TOTAL GAS DEMAND (BTU/h)</th>
<th>TOTAL GAS DEMAND (MBH/CFH)</th>
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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 than 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 well-insulated, 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
## Cost Estimates

### 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

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**CSI SUMMARY**

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**SUBTOTAL**
- $33,754,999

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**5.1.2. Overhead & Profit**
- 4.00% of total
- $1,349,999

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**5.1.3. Profit and Loss**
- 10.00% of total
- $3,375,499

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**5.1.4. TOTAL COST**
- $33,754,999
## 5 Cost Estimates

### 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

### CSI SUMMARY

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#### Cost Breakdown

- **Civil Engineering:**
  - Site layout and drainage: $0.00

- **Construction:**
  - Concrete (including basement): $0.00

- **Mechanical:**
  - Structural and misc. means: $0.00

- **Mechanical & Electrical:**
  - Rough and finish carpentry: $0.00
  - HVAC: $0.00

- **Electrical:**
  - Equipment: $0.00

- **Furnishings:**
  - Office furniture: $0.00

- **Other:**
  - Exterior improvements: $0.00

- **Utilities:**
  - Water: $0.00

- **Miscellaneous:**
  - Cost per SF in Current dollars: $0.00

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WALDONSTUDIO ARCHITECTS

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### 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

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Capitol Hill Montessori @ Logan School – Final Feasibility Study
July 13, 2018
Page 63 of 65

WALDONSTUDIO ARCHITECTS
## 5.4 Option 4 Cost Estimate

### Summary

**New Construction:**
- 50,612 square feet
- $30,283.12
- $598 cost per square foot

**Existing Renovation:**
- 25,392 square feet
- $5,057,971.22
- $199 cost per square foot

**Total:**
- $35,341,093

---

### CSI SUMMARY

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<th>CSI Subtotals</th>
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**Cost per sf:**
- **New Construction:** $30,283.12
- **Existing Renovation:** $5,057,971.22
- **Total:** $35,341,093
Appendix

The following documents are being provided as the result of property research and title search services performed by the civil engineering team.
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
IN SQUARE 753

NORTH 6 STREET

I hereby certify that the accompanying plan is correct and agree with the committee of assessment and the resolution for record at 9:30 A.M., May 13, 1886.

[Signature]

Surveyor of the City of New York

[Scale: 1 in. = 30 ft.]
Zoning Report for 215 G STREET NE

Zoning Data Summary

Premises Address
215 G STREET NE

Council Member
Charles Allen

Square/Suffix/Lot
0753 0827

ANC
6C

Zoning District

ANC Chairperson
Karen J. Wirt

PUDs
None

SMD
6C04

Ward
Ward 6

Commissioner
Mark Eckenwiler

* 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.

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 action taken, 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.
Zoning Details: MU-4

Description: Permits moderate density mixed use development

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## Zoning Details: RF-1

Description: Permits development of attached rowhouses on small lots

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# Zoning Details: RF-1

Description: Permits development of attached rowhouses on small lots

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## Zoning Details: RF-1

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## Zoning Details: RF-1

Description: Permits development of attached rowhouses on small lots

<table>
<thead>
<tr>
<th>Building Category</th>
<th>Church</th>
<th>All Other Buildings &amp; Structures</th>
<th>Institutional</th>
</tr>
</thead>
<tbody>
<tr>
<td>Dwelling Units</td>
<td>N/A</td>
<td>2</td>
<td>N/A</td>
</tr>
<tr>
<td>Minimum Lot Width (ft)</td>
<td>40</td>
<td>40</td>
<td>40</td>
</tr>
<tr>
<td>Minimum Lot Area (sqft)</td>
<td>4000</td>
<td>4000</td>
<td>4000</td>
</tr>
<tr>
<td>Maximum Lot Occupancy (%)</td>
<td>60</td>
<td>40</td>
<td>40</td>
</tr>
<tr>
<td>Maximum Height (ft)</td>
<td>60</td>
<td>35</td>
<td>90</td>
</tr>
<tr>
<td>Maximum Stories</td>
<td>3</td>
<td>3</td>
<td>N/A</td>
</tr>
<tr>
<td>Front Setback (ft)</td>
<td>No lesser or greater than existing setbacks on the same block</td>
<td>No lesser or greater than existing setbacks on the same block</td>
<td>No lesser or greater than existing setbacks on the same block</td>
</tr>
<tr>
<td>Rear Yard Setback (ft)</td>
<td>20</td>
<td>20</td>
<td>20</td>
</tr>
<tr>
<td>Side Setback (ft)</td>
<td>5 feet on free standing sides</td>
<td>5 feet on free standing sides</td>
<td>5 feet on free standing sides</td>
</tr>
<tr>
<td>Pervious Surface (%)</td>
<td>50</td>
<td>50</td>
<td>50</td>
</tr>
</tbody>
</table>
Board Zoning Adjustment (BZA) Case Number:

13245  14115  12312  17501  14326

Zoning Commission (ZC) Case Number:

95-4

POLITICAL JURISDICTION REPRESENTATIVES

Ward  Ward 6
Council Member  Charles Allen
ANC  6C
ANC Chairperson  Karen J. Wirt
SMD  6C04
Commissioner  Mark Eckenwiler
Phone Number  (202) 724-8072
Email Address  callen@dccouncil.us
Phone Number  202-654-6321
Email Address  6C04@anc.dc.gov
Office Location  1350 Pennsylvania Ave, Suite 408, NW 20004
Office Location  312 E Street NE
Website  http://dccouncil.us/council/charles-allen
Website  http://anc.dc.gov/page/advisory-neighborhood-commission-6c
Zoning Data Summary

Premises Address
2ND ST NE

Square/Suffix/Lot
0753 0828

Zoning District

PUDs
None

Ward
Ward 6

Council Member
Charles Allen

ANC
6C

ANC Chairperson
Karen J. Wirt

SMD
6C04

Commissioner
Mark Eckenwiler

* 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.

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.
Zoning Details: RF-1

Description: Permits development of attached rowhouses on small lots

<table>
<thead>
<tr>
<th>Building Category</th>
<th>Row Dwelling or Flat &lt; 1,800 sq ft</th>
<th>Row Dwelling or Flat between 1,800 sq ft to 2,000 sq ft</th>
<th>Row Dwelling or Flat between &gt; 2,000 sq ft</th>
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</thead>
<tbody>
<tr>
<td>Dwelling Units</td>
<td>2</td>
<td>2</td>
<td>2</td>
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<tr>
<td>Minimum Lot Width (ft)</td>
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<td>18</td>
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<td>Minimum Lot Area (sqft)</td>
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<td>1800</td>
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<tr>
<td>Maximum Lot Occupancy (%)</td>
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<td>60</td>
</tr>
<tr>
<td>Maximum Height (ft)</td>
<td>35</td>
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# Zoning Details: RF-1

Description: Permits development of attached rowhouses on small lots

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<td>2</td>
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<tr>
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<td>15</td>
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<tr>
<td>Minimum Lot Area (sqft)</td>
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<td>1500</td>
<td>1500</td>
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<tr>
<td>Maximum Lot Occupancy (%)</td>
<td>60</td>
<td>60</td>
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## Zoning Details: RF-1

Description: Permits development of attached rowhouses on small lots

<table>
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<tr>
<th>Building Category</th>
<th>Semi-Detached &lt; 1,800 sq ft</th>
<th>Semi-Detached between 1,800 sq ft and 2,000 sq ft</th>
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<tr>
<td>Dwelling Units</td>
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<tr>
<td>Minimum Lot Width (ft)</td>
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<td>Minimum Lot Area (sqft)</td>
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<tr>
<td>Maximum Lot Occupancy (%)</td>
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<td>60</td>
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<tr>
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<tr>
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<td>60</td>
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<td>Pervious Surface (%)</td>
<td>50</td>
<td>50</td>
<td>50</td>
</tr>
</tbody>
</table>
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://dooz.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

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<th>SMD</th>
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<tbody>
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<td>6C04</td>
</tr>
<tr>
<td>Council Member</td>
<td>ANC Chairperson</td>
<td>Commissioner</td>
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<td>Karen J. Wirt</td>
<td>Mark Eckenwiler</td>
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<tr>
<th>Phone Number</th>
<th>202-724-8072</th>
<th>202-654-6321</th>
</tr>
</thead>
<tbody>
<tr>
<td>Email Address</td>
<td><a href="mailto:callen@dccouncil.us">callen@dccouncil.us</a></td>
<td><a href="mailto:6C04@anc.dc.gov">6C04@anc.dc.gov</a></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Office Location</th>
<th>1350 Pennsylvania Ave, Suite 408, NW 20004</th>
<th>312 E Street NE</th>
</tr>
</thead>
</table>
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.


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 $50,000 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 Pubic 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 3rd 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 debt secured by these presents, which lien may be enforced by a sale as is hereinafore provided for in the case of default in the performance of the conditions of said bond.

And it 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 amount 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 hereinafore written.

Signed, sealed and delivered
in the presence of-

H.M. Packard
Emma Beatrice Hopkins (Seal)
Elizabeth C. Harloe (Seal)

District of Columbia, to wit:

I, Harry M. Packard, a Notary Public in and for the District of Columbia, Do Hearer certify that Emma Beatrice Hopkins and Elizabeth C. Harloe, to a certain Deed bearing date on the 29th day of August A.D. 1921, and hereunto 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 notarial seal this 29th day of August A.D. 1921.

(Notarial Seal) 
Harry M. Packard, Notary Public, D.C.

---0---

Johanna Collins to District of Columbia

) No. 119  Recorded Aug. 30, 1921
Deed at 12:51 P.M.

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

And the said parties 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. Flocckher Johanna Collins (Seal)

($10.00 Int. Rev. Stamp Affixed )

District of Columbia, to wit:

I, Charles W. Flocckher, a Notary Public in and for the District of
Columbia, Do Herry 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. Flocckher, Notary Public, D.C.

---8---

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 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 1/2 inches front on G Street, by the full depth
of original Lot No. Sixteen (16) and the West Thirty-four feet 3 1/2 inches
front on G Street, by the full depth of original Lot Seventeen (17), in Square
No. Seven hundred and fifty-three (753).

And the said parties of the first part covenant that they will war-
rant specially the property hereby conveyed, and that they will execute such
further assurances of said land as may be requisite.
inches front by the full depth thereof of Original Lot Seventeen (17), in
Square number Seven Hundred and Fifty-three, together with the improve-
ments, 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          Johanna 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---

Pilton 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 thousand
nine hundred and twenty-one, by and between Pilton R. Gordon, and Core 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 4½ inches front on G Street, by the full depth
of original Lot No. Sixteen (16) and the West Thirty-four feet 3½ inches
front on G Street, by the full depth of original 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 war-
rant 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 hereinafter written.

In presence of Marion L. Bickel Fulton R. Fulton, (Seal)

($2.50 Int. Rev. Stamps Affixed)

Core 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 Core A. Gordon, his wife, parties to a certain deed, bearing date on the 12th day of August 1921, and hereo annexed, personally appeared before me in said District, the said Fulton R. Gordon and Core A. Gordon, his wife 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 seal this 15th day of August 1921

(Notarial Seal) Marion L. Bickel, Notary Public

---0-----

J. Henry Brown, et ux ) No. 120 Recorded Aug, 30 1921

to ) Deed at 12-35 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 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 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 hereinafter written.

In presence of A. T. Holtzman J. Henry Brown (Seal)

($2.50 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, do hereby certify, that J. Henry Brown and Lucy R. Brown, who personally well known to me as the grantees in, and the persons who executed the aforesaid 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.
a tract of land in the District of Columbia, called "New Seat" beginning 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 Northwesterly line of the land conveyed to John Collins by Deed from J. 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 Northwesterly 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; thence Southwesterly along the West line of said road 99.53 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 heirs 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. Grooms (SEAL)
Surviving Trustees.

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. Grooms, surviving trustee, party to a certain Deed bearing date on the 30th day of October 1924, and hereunto annexed, personally appeared before me in said District, the said Leonard W. Grooms 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 - -

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

DEED.

District of Columbia.

THIS DEED made this Twenty-ninth day of September in the year one
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 Liber 19, 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 hereinafter 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 aforesaid and annexed 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.

--- O ---

The Wash. Loan & Trust Co., Tr ) No.97. ) RELEASE.

William E. Dix, et al. )

This deed WITNESSETH, that whereas the debt described in the Deed of Trust dated June 8th 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 16th day of August in the year one thousand nine hundred and thirty-three, by and between Benjamin F. Johnson and Irene Johnson, his wife, of Whitley City, McCrory City, Ky., party of the first part, and District of Columbia, party of the second part:

WITNESSETH, That in consideration of Eight Thousand & $/00 Dollars, the party of the first part do hereby grant unto the party of the second part, in fee simple,

all of 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: 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 numbered Seven Hundred and Fifty-three (753), as per plat recorded 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 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 hereinafter written.

In presence of

[Seal]

[Seal]

($8.00 Int. Rev. stamps affixed)

State of Kentucky

County of McCrory

I, R. W. Cline, a Notary Public, in and for the District aforesaid, hereby certify that Benjamin F. Johnson and Irene Johnson, his wife, who are personally known to me as the grantors, in and the persons who executed the foregoing and annexed Deed, dated August 16th, 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 16th day of August, 1933.

(Notarial Seal)

My Commission expires March 10th, 1936.

R. W. Cline

Notary Public.
CODE DEED

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,

--part y of the first part, and

District of Columbia, --no/100-- part y of the second part:

WITNESSETH, That in consideration of Three Thousand and A Dollars, the part y of the first part does hereby grant unto the part y of the second part, in fee simple,

--all those-- piece s or parcel s 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-six (36), Thirty-seven (37) and Thirty-eight (38) in John T. Lemon'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 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 land as may be requisite.

WITNESS my hand and seal the day and year herebefore written.

In presence of

Sidney E. Kent  U. David Seltzer

($3.00 Int. Rev. Stamp Affixed)

DISTRICT OF COLUMBIA, to wit:

1. Sidney E. Kent  U. David Seltzer, a Notary Public, in and for the District aforesaid, hereby certify that

who is personally well known to me as the grantor in, and the person who executed the foregoing and annexed Deed,
dated August 28th, 1933, in a. D. 1933, personally 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, 1933.

(Notarial Seal)  Sidney E. Kent  Notary Public

LEL.
CODE DEED

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,

DISTRICT OF COLUMBIA

WITNESSETH, That in consideration of Three thousand and, Dollars, the parties of the first part do hereby
grant unto the party 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), as
per plat recorded in the Office of the Surveyor for the District of Columbia in Liber 13 at folio 44.

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 and seal the day and year hereof written.

In presence of

Sidney E. Kent

Daniel C. Leahy [seal]

Mary A. S. Leahy [seal]

(D$3.00 Int. Rev. Stamp Affixed)

DISTRICT OF COLUMBIA, to wit:

I, Sidney E. Kent, a Notary Public, in and for the District aforesaid, hereby certify
that Daniel C. Leahy and Mary A. S. Leahy, his wife,

who are personally well known to me as the grantors in, and the person who executed the foregoing and annexed Deed,
dated August 28th, 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 28th day of August, 1933.

(Notarial Seal)  

Sidney E. Kent  Notary Public.

LRL.
CODE DEED

THIS DEED, made this 7th day of September in the year one thousand nine hundred and thirty-three, by and between Samuel W. Stinemetz and Hortense B. Stinemetz, his wife, as follows:

District of Columbia, part of the second part:

WITNESSETH, That in consideration of Three thousand dollars, the parties of the first part do hereby grant unto the party of the second part, in fee simple, all of 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 numbered 173 in Michael A. Lynch's sub-division of part of Original Lot numbered 16 in Square numbered 758, as per plat recorded in the Office of the Surveyor for the District of Columbia in Liber 22 at Folio 61.

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 hereinafore written.

In presence of

Lloyd H. Johnson

W. E. Foster

Samuel W. Stinemetz

Hortense B. Stinemetz

$3.00 Int. Rev. Stamp Affixed

DISTRICT OF COLUMBIA, to wit:

I, Lloyd H. Johnson, a Notary Public, in and for the District aforesaid, hereby certify that Samuel W. Stinemetz and Hortense B. Stinemetz, his wife, are personally known to me as the grantors, in and the persons who executed the foregoing and unsealed Deed, dated September 7, 1923, personally appeared before me in the said District and acknowledged the said Deed to be their set and deed.

GIVEN under my hand and seal this 7th day of September, 1923.

(Notarial Seal)

Lloyd H. Johnson
Notary Public

MBJ.
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, ---

---

District of Columbia, ---

---

no/100

WITNESSETH, That in consideration of One Thousand and / Doleris, the part left by the first part do --- hereby
great 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 numbered Thirty-five (35) in J.T. Lemmon'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 752."

---

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 seal this day and year herebefore 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, ---

who are personally known to me as the grantor --- is, and the person who executed the foregoing 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 --- and deed.

GIVEN under my hand and seal this 8th -- Day of November --- ---, 1927.

(Notarial Seal)

Sidney E. Kent

Notary Public
CODE DEED

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,

part y of the first part, and

District of Columbia—part y of the second part:

WITNESSETH, That in consideration of One Thousand and 60/100 Dollars, the party y of the first part do eshieby
grant unto the party 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, situated in the City of Washington, District of Columbia, described as 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 property described in the Will of Edward F. Farrell as "house and premises No. 654 Gordon Avenue, Northeast, located in Square 753".

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 my hand and seal the day and year hereinafore written.

In presence of

Sidney E. Kent

George J. Farrell [seal]

$1.00 Int. Rev. Stamp [seal]

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 is personally well known to me as the grantor, and the person who executed the aforesaid and annexed Deed, dated Nov. 8th, A.D. 1933, personally 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 8th—day of November, 1933.

[Notarial Seal] [seal]

Sidney E. Kent

Notary Public.
Made this 10th day of January in the year one thousand nine hundred and forty-eight, by and between  --  

STEWART A. CATTI and wife, MELISSA M. CATTI, as Tenants by the Entirety,  

parties of the first part, and  

District of Columbia, party of the second part:  

Witnesseth, That in consideration of Ninety-five Hundred 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 numbered Seventy (70) in Leeman and Miles 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 15 at Folio 122, containing 1,492 square feet.  

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 hereinafter written.  

In presence of:  

STEWART A. CATTI  

MELISSA M. CATTI  

[SEAL]  

[SEAL]
District of Columbia, to wit:

I, George P. Smith, a Notary Public in and for the District aforesaid,

HEREBY CERTIFY that Stephen A. Gatti and Helen M. Gatti

who are personally well known to me as the grantor and grantee of the

above-mentioned deed, dated January 10, A.D. 1938, 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 10th day of [January 1938]

George P. Smith
Notary Public

[Stamp]
This Deed

Made this 13th day of January in the year one thousand nine hundred and forty-eight, by and between

JOSEPH APOLONIO and wife, ANNA Y. APOLONIO, as Tenants by the Entirety

parts of the first part, and

District of Columbia, party of the second part:

Witnesseth, That in consideration of Seventeen Hundred and 50 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: The east or rear twenty-five feet by full width thereof, of Lot number Thirty-one (31) in John T. Leaman's subdivision of lots in Square number 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 604, in Square 753, and containing 425 square feet.

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 seal this day and year hereinafter written.

In presence of—

JOSEPH APOLONIO

(Joseph Apolonio)

[Seal]

ANN A. APOLONIO

[Seal]
District of Columbia, to wit:

J. Brooks J. Sanders, a Notary Public in and for the District aforesaid, HEREBY CERTIFY that Joseph Apolonia and Anna V. Apolonia who are personally well known to me as the grantors, and the persons who executed the foregoing and annexed deed, dated January 13th, A.D. 1945, 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 13th day of January, 1948.

[Signature]

Brooks J. Sanders
Notary Public.
This Deed

Made this 12th day of January in the year one thousand nine hundred and forty-eight, by and between

MARY J. B. TOLAN and JOSEPHINE M. BAKER, as Joint Tenants

District of Columbia, party of the second part:

Witnesseth, That in consideration of Sixty-eight Hundred & No/100 Dollars, the party 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 numbered Sixty-seven (67) in Lemmon and Hill'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 138; subject to the party wall reservation as to the North wall of the house erected on said lot as set forth in the Deed recorded in Liber 1191 at Folio 438 of the Land Records of the District of Columbia; containing 1,280 square feet.

And the said party 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 seal, the day and year hereinbefore written.

In presence of:

MARY J. B. TOLAN [SEAL]

JOSEPHINE M. BAKER [SEAL]
District of Columbia, in init:

J. George Gately, a Notary Public in and for the District aforesaid,

HEREBY CERTIFY that Mary J. B. Tobin 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 1948.

[Signature]

Notary Public.
D.C.
This Deed

Made this 6th day of February in the year one thousand nine hundred and forty eight, by and between—

MAURICE S. BROOKS, also known as MIRIAM E. BROOKS, sole residuary devisee under the Will of Newton M. Brooks, deceased, party of the first part, and

District of Columbia, party of the second part:

Witnesseth, That in consideration of —— ($2,355.00) —— Dollars, the party of the first part does 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: Lots numbered Seventy-three (73) and (74) in 12th Section, Harvard'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 page 195, containing 427.12 square feet each.

And the said party of the first part covenants 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 my hand and seal this day and year hereinafter written.

In presence of—

Signature of—

[Signature]

[Signature]
District of Columbia, to wit:

J. William J. Johnson a Notary Public in and for the District aforesaid,

HEREBY CERTIFY that Minnie E. Brooks, also known as Miriam E. Brooks

who is 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 her act and deed.

Given under my hand and seal this 6th day of February 1948.

Notary Public.
This Deed

Made this Seventeenth day of February in the year one thousand nine hundred and forty-eight by and between

Margaret R. O'Brien

party of the first part, and

District of Columbia,

party of the second part:

Witnesseth, That in consideration of $1,354.00 Dollars, the party 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 numbered One Hundred and Forty-three (143) in Smith and Walker, Trustees' 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 17, containing 854.3 square feet.

And the said party of the first part covenants 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 my hand and seal the day and year hereinbefore written.

In presence of—

Margaret O'Brien [seal]
District of Columbia, to wit:

I, Amelie J. Letter, 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 February 17, A.D. 1947, personally appeared

before me in the said District and acknowledged the said deed to be her act and deed.

Given under my hand and seal this 17th day of February, 1947.

[Signature]

Amelie J. Letter
Notary Public.
This Deed

Made this 28th day of February in the year one thousand nine hundred and forty-eight, by and between

MIRA WILSON LEAHY SPENCER also known as MIRA L. SPENCER

party of the first part, and

District of Columbia, party of the second part:

Witnesseth, That in consideration of $7,075.00 Dollars, the party of the first part does hereby grant unto the party of the second part, in fee simple

all those 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 numbered Eighty-one (81) in Ida U. Marshall's sub-
division 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 195, containing 427.12 square feet. Lot numbered Eighty-two (82) in Ida U. Marshall'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 195, containing 427.12 square feet. Lot numbered Seventy-eight (78) in Ida U. Marshall'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 195, containing 427.12 square feet. Lot numbered Seventy-nine (79) in Ida U. Marshall'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 195, containing 427.12 square feet. Lot numbered Eighty (80) in Ida U. Marshall'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 195, containing 427.12 square feet. Lot numbered One Hundred and Forty-nine (149) in Smith and Walker, Trustees' 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 19 at Folio 17, containing 554.7 square feet.

And the said party of the first part covenants 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 by hand and seal the day and year hereinbefore written.

In presence of:

[Signatures]
District of Columbia, to wit:

J. Hugh W. Smith, a Notary Public in and for the District aforesaid, hereby certify that Myra Wilson Leach Spencer, also known as Myra L. Spencer, who is personally well known to me as the grantor in, and the person who executed the foregoing and annexed deed, dated February 25th, A.D. 1948, personally appeared before me in the said District and acknowledged the said deed to be her act and deed.

Given under my hand and seal this 25th day of February 1948.

Hugh W. Smith
Notary Public.
This Deed

Made this 18th day of March in the year one thousand nine hundred and forty-eight, by and between -

HULLE W. JEFFERSON, in her own right, as surviving tenant by the entirety - party of the first part, and

District of Columbia, party of the second part:

Witnesseth, That in consideration of Sixty-three Hundred & 95/100 Dollars, the party 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 numbered Sixty-nine (69) in Lassen and Hill'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 16 at Folio 150, containing 1,730 square feet.

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

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

In presence of -

[Signature]

[Seal]
District of Columbia, to wit:

J. G. Allen, a Notary Public in and for the District aforesaid,

HEREBY CERTIFY that Julie Valentine

who is personally well known to me as the grantor in, and the person who executed the aforesaid deed, dated March 18, A.D. 1948, personally appeared before me in the said District and acknowledged the said deed to be her act and deed.

Given under my hand and seal this 18th day of March 1948.

J. G. Allen

Notary Public.

My Commission expires

Jan. 1, 1957.
This Deed

Made this _______ eleventh _______ day of _______ in the year one thousand nine hundred and forty-eight, _______ by and between JOHN H. HUNT, _______ (and wife, MARTHA VERNON HUNT, joining herein for the purpose of conveying her _______ interest), and LILLIAN D. HUNT, devisees in remainder under the will of _______ William J. Hunt, deceased.

District of Columbia, _______ party of the second part:

Witnesseth, That in consideration of _______ $5,004.00 _______ Dollars, _______ the part of the first part do hereby grant unto the party _______ of the second part, in fee simple _______ all those 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: Lots numbered Seventy-five (75), Seventy-six (76), and Seventy-seven (77), in J. G. Hunter's subdivision in Square numbered Seven Hundred and Fifty-three (753), as parcel recorded in the Office of the Surveyor for the District of Columbia in Liber 10 at folio 196, containing 457.13 square feet each.

And the said party 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 hereinafter written.

[Signatures]
District of Columbia, to wit:

James L. Edwards

a Notary Public in and for the District aforesaid,

HEREBY CERTIFY that John A. Hunt, Martha Veronica Hunt, and Lillie B. Hunt, who are personally well known to me as the grantor, in, and the persons who executed the aforesaid and written deed, dated May 15th, A. D. 1940, 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 25th day of May, 1940.

James L. Edwards

Notary Public

This Deed

Made this 2d day of June in the year one thousand nine hundred and forty-eight, by and between

"EMANUELE BELLUCI and wife, ANDOLINA BELLUCI;" as Tenants by the entirety,

parties of the first part, and

District of Columbia, party of the second part:

Witnesseth, That in consideration of $6,500.00—Dollars, the party 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 numbered Sixty-eight (68) in Leonen and Hill'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 12 at folio 120, containing 1,390 square feet:

And the said part 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.

In presence of—

[Seal]

[Seal]
District of Columbia, to wit:

I, Amelia S. Allen, a Notary Public in and for the District aforesaid,

HEREBY CERTIFY that Elamario Bellucci and Angiolina Bellucci,

who are personally well known to me as the grantors 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.

Given under my hand and seal this 2nd day of June 1948.

Amelia S. Allen
Notary Public.

[Stamp]
Washington, D.C. Sept. 19, 1885,

I hereby subdivide original lots No. 12, 13, square 753, into lots 25 to 29, and alleys No. 10, 11, as shown above.

Witnesse.

[Signature]

Seal

P. R. Loomis, Supt.

I hereby certify that I have examined the instrument and find the same correct and do correspond with the records of this office.

Given, under my hand and official seal this Sept. 19, 1885.

[Signature]

Surveyor D.C.
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Washington, July 22, 1855.

[Signature]

Ma. V. Mason, 

[Signature]

[Note]: The above plot was taken on or about the 23rd of July, 1855, and was drawn to conform with the survey of the 1st section lines, as per usual and as per instructions, Oct. 5, 1855.

[Signature]

[Note]: On survey of the 1st Section.
Washington, Sept. 1st, 1853.

Simon Miller, under the laws of 1853, swears allegiance to the United States of America.

Wm. J. Miller

I certify that the foregoing being correct agrees with the records of

Under the laws of the State of Illinois.

[Signature]

Surveyor of the City

SUBDIVISIONS_BOOK_0016
Washington, D.C., February 25, 1827

I hereby submit the real 52 3/4 feet of original lot 16 Square, 753 north lot 1, as shown above.

[Signatures]

I certify that the foregoing plot is correct and agree with the survey of this office. I declare under pain of perjury and official oath, this 25th of February, 1827.

[Signature]

J. M. Davis
District of Columbia

Evidence: circumstantial evidence. Recorded December 3, 1827.
Washington, D.C., January 9, 1897.

I hereby submit the following plots in accordance with the records of this office. Having my hand and official seal, this January 9, 1897.

[Signatures]

[Stamp]

[Stamp]

[Stamp]

SUBDIVISIONS_BOOK_0622
OPENING AND CLOSING OF ALLEYS
IN
SQUARE 753

Office of the Comptroller, D.C.

In accordance with Public Act No. 175, Title 1, Congress, approved June 19th, 1952, the alley shown herein in green are hereby declared closed, vacated and abandoned and the area is closed to be used by the District of Columbia for school purposes.

To also not use the area shown herein in red for alley purposes; the title of the land being vested in the District of Columbia.

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 G. Ogles
Secretary to the Board.


Plat prepared in the office of the Surveyor of the District of Columbia.

(Signed) W.S. Lawson
Surveyor, Dist. of Col.

I hereby certify that the foregoing plat is correct and agrees with the records of this Office and was received for record at 9:30 A.M., May 10, 1954.

Witness my hand and seal this 10th day of May 1954.

(Signed) Surveyor, Dist. of Col.

SCALE: 1 IN = 100 FT.
ASSESSMENT AND TAXATION PLAT

To the Commissioners, D. C.

Issuance of the following order is recommended:

132' - 142'

The Surveyor will admit this plat to record in his office under the provisions of the Act of Congress (Public, No. 89) approved February 25, 1006, and entitled, "An Act to designate parcels of land in the District of Columbia for the purpose of assessment and taxation and other purposes."

Approved

Commissioners of the District of Columbia

Prepared by

Assistant Surveyor

Scale, 1 inch

ft
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.


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.

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 2nd 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 21st day of August, in the year Nineteen hundred and fifty, by and between James W. Widmam and Elizabeth Widmam, his wife, tenants in fee simple in the District of Columbia, the United States of America, party of the first part; and the said W. Widmam, party of the second part:

Witnesseth, that for and in consideration of the sum of Eighty-four hundred dollars, the said party of the first part, do grant unto the said party of the second part, in fee simple

the following described land and premises, with the improvements, easements and appurtenances thereof belonging, situate in the District of Columbia, namely: Lot Fifty-five (55) in John T. Lenthall's Subdivision of Lots in Square Seven hundred and Fifty-three (753), as per plat recorded in Liber No. 13, Folio 120 of the Records or the Office of the Surveyor of the District of Columbia,

Subject to the right to build against and use the North wall of the building on said lot, as reserved in Deed recorded in Liber No. 1860, Folio 335, among the Land Records of the District of Columbia.

Also any and all of the right, title and interest of the parties, party 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.
To have and to hold the same, unto and to the use of the said party hereto of the second part, in fee simple,

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

Witness their hand, seal, and seal on the day and year first hereinbefore written.

Signed, sealed and delivered in the presence of—

James W. Wideman

Elizabeth Wideman

DISTRICT OF COLUMBIA

To wit:

J. E. Clinch, a Notary Public in and for the said District, do hereby certify that James W. Wideman and Elizabeth Wideman, his wife, tenants by the entirety, personally appeared before me in the said District, the said James W. Wideman and Elizabeth Wideman, his wife, tenants by the entirety, being personally well known to me as the person who executed the said Deed, and acknowledged the same to be their act and deed.

Clinch, under my hand and official seal, this 1st day of August, A.D. 1950.
This Deed, made this 7th day of August, in the year Nineteen hundred and fifty, by and between ERNEST C.

and RUBY E. DICKSON, his wife, of the District of Columbia, parties 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 Seventy-two hundred and fifty Dollars, the said parties of the first part, do grant unto the said party of the second part, in fee simple

the following described land and premises, with the improvements, easements and appurtenances thereunto belonging, situate in the District of Columbia, namely: Lot Fifty-six (56), in John F. Lenahan's subdivision in Square Seven hundred and fifty-three (753), as per plat recorded in Liber 13, folio 129, 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 parties hereto, of the first part in and to all streets, roads, avenues, alleys, alley-ways and right-of-way, abutting or appertaining to the above described property.
To have and to hold the same, unto and to the use of the said party hereto of the second part, in fee simple.

And the said ERNEST C. DICKSON does hereby covenant to warrant generally the property hereby conveyed and to execute such further assurances of said land as may be requisite.

Witness their hand and seal on the day and year first hereinbefore written.

Signed, sealed and delivered in the presence of—

[Signature] (Seal)

DISTRICT OF COLUMBIA

To wit: J. E. Rhodes, Coward, a Notary Public in and for the said district and MARY M. DICKSON, his wife, do hereby certify that ERNEST C. DICKSON and MARY M. DICKSON, his wife, part into a certain Deed bearing date on the 25th day of August, A.D. 1950, and hereon annexed, personally appeared before me in the said district, the said ERNEST C. DICKSON and MARY M. DICKSON, his wife, being personally well known to me as the person who executed the said Deed, and acknowledged the same to be their act and deed.

Given under my hand and official seal, this 25th day of August, A.D. 1950.

[Signature] Notary Public
This Deed, made this 25th day of August
in the year Nineteen hundred and fifty
by and between

[Signature] and [Signature], his heirs and assigns,

Parties of the first part; and[Signature], his heirs and assigns,

Parties of the second part.

Witnesseth, that for and in consideration of the sum of

$25.00

the said part, 50% of the one part, do covenant and

unto the said part, 25% of the second part, in fee simple

the following described land and premises, with the improvements, easements and appurtenances

thereof belonging, situate in the District of Columbia, namely: Lot Fifty-Three (53)

in Block Two (2), Division of Lots in Section Four (4), Hundred and

Thirty (30) East, as per Plat recorded in District of Columbia,

Supreme Court, at the Court of Equity, and the District of Columbia,

Respect to the right to build a house and the line South H.I.A.

The following on said lot, as reserved in said record, as Liber 1000,

Vol. 89, under the Deed, Record of Deed, District of Columbia,

and by the said, all of the said, title and interest in the premises,

above described, or any part of the same, or any easement, allows,

or other rights of way, using, or appurtenances to the said

premises, forever.
To have and to hold the same, unto and to the use of the said part second hereof of the said part, in fee simple,

And the said ISAIAH DELESPIN doth hereby covenant to warrant specially the property hereby conveyed,

and to execute such further assurances of said land as may be requisite.

Witness their hand and seal on the day and year first hereinbefore written.

Signed, sealed and delivered in the presence of:

[Seal]

Isaiah Delespin

[Seal]

[Seal]

DISTRICT OF COLUMBIA

To wit:

I, John D. Foley, a Notary Public in and for the said District, do hereby certify that ISAIAH DELESPIN and VIOLE DELESPIN, his wife, part to a certain Deed bearing date on the 25th day of August, A.D. 1950, and hereto annexed, personally appeared before me in the said District of Columbia, his wife, being personally well known to me as the person who executed the said Deed, and acknowledged the same to be their act and deed.

Sworn under my hand and official seal, this 25th day of August, A.D. 1950.

John D. Foley
Notary Public.
This Deed, made this 3rd day of August, in the year Nineteen hundred and fifty, by and between MAY R. AARONSON, 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 Eighty-two hundred, and fifty Dollars, the said party of the first part do, and grant unto the said party of the second part, in fee simple,

the following described land and premises, with the improvements, easements and appurtenances thereunto belonging, situate in the District of Columbia, namely: Lot Fifty-Four (54) in John T. Leon's subdivision of lots in Square Seven hundred and fifty-three (753), as par lot recorded in Liber 15, folio 189 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.
To have and to hold the same, unto and to the use of the said party

hereto of the below part, in fee simple,

And the said party hereby do hereby

generally covenant to warrant specially the property hereby conveyed

and to execute such further assurances of said land as may be requisite.

Witness hereto hand and seal on the day and year first hereinbefore

written.

Signed, sealed and delivered in the presence of—

Mary R. Aaronsen

To wit:

DISTRICT OF COLUMBIA

3. Katherine Clew, a Notary Public in and for the said

District, do hereby certify that MAY R. AARONSON

personally appeared before me in the said

District, the said MAY R. AARONSON

being personally well known to me as the person who executed the said Deed, and acknowledged the same to be

my hand and official seal, this day of August,

A. D. 1950, and hereto annexed, personally appeared before me in the said

District, the said MAY R. AARONSON

A. P. in Notary Public

District of Columbia
This Deed, made this 14th day of November, in the year Nineteen hundred and fifty, by and between PHILOMENA, D. TASSA, Committee of the Estate of Mary Josephine Listi, appointed in Mental Health Case No. 26610 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 party, and UNITED STATES OF AMERICA, party hereto of the second party:

Witnesseth, that for and in consideration of the sum of Twelve thousand, fifty Dollars, the said part Y... of the first part, do a... grant... unto the said part Y... of the second part, in fee simple

the following described land and premises, with the improvements, easements and appurtenances thereunto belonging, situate in the District of Columbia, namely: Lot Fifty-eight (58) in John T. Lerman'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.

[Signature]
To have and to hold the same, unto and to the use of the said part,...
hereto of the second part, in fee simple.

And the said party hereto of the first part does hereby covenant to warrant...the property hereby conveyed.

and to execute such further assurances of said land as may be requisite.

Witness her hand and seal on the day and year first hereinafter written.

Signed, sealed and delivered in the presence of:

Mary A. Whitley

Committee of the Estate of Mary Josephine Lizzii in Mental Health
Case No. 26210, in the United States District Court for the District of Columbia.
DISTRICT OF COLUMBIA

To wit:

I, 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. 28210 in the United States District Court for the District of Columbia,

part y to a certain Deed bearing date on the 14th day of November, A.D. 1950 and hereunto annexed, personally appeared before me in said District, the said

PHILOMENA D. TASSA, Committee of the Estate of Mary Josephine Lizzi in Mental Health Case No. 28210 in the United States District Court for the District of Columbia,

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 day of November, A.D. 1950.

Mary A. Weidley
Notary Public.

Mary A. Weidley
Notary Public, D.C.
My commission expires Nov. 14, 1954.
Thereby submit to the original lot of an acre, square 753, containing 4.25 acres, as shown above.

Witness: [Signature]

I hereby certify that I have examined the above plat, and the same correct and to correspond with the records of this office.

Given under my hand and official seal, this 6th July, 1885.

Surveyor A.C.
OFFICE OF THE DEPARTMENT OF THE DISTRICT OF COLUMBIA
Washington, D.C., December 20, 1911

The District of Columbia being the central area of 50 ft. to 100 ft., Square 753, and the Contractor or the District of Columbia survey grade or necessary to be done, the 10 ft. alley existing with area, hereby and within the area thereof included in the District of Columbia, for all such purposes.

In accordance with Public Act No. 503, approved May 23, 1911, the transfer of the power to the Board of this office is hereby ordered.

All the provisions of Public Act No. 387, approved October 13, 1910, having been complied with, the title to the above-named land is hereby conveyed to the Board of this office.

The survey or the District of Columbia to the County of this office.

Dated this 20th day of December, 1911.

[Signature]
Superintendent, District of Columbia

[Diagram of the area with dimensions and labels G STREET and F STREET]
ASSESSMENT AND TAXATION PLAT

To the Commissioners, D. C.

Issuance of the following order is recommended:

ORDERED:

The Surveyor will admit this plat to record in his office under the provisions of the Act of Congress (Public, No. 40) approved February 28, 1905, and entitled, "An Act to designate parcels of land in the District of Columbia for the purpose of assessment and taxation and other purposes."

APPROVED BY THE COMMISSIONERS OF the DISTRICT OF COLUMBIA SITTING AS A BOARD.

Prepared by

Draftsman, Surveyor's Office.

Scale, 1 inch = 100 ft.

A&T_BOOK_12A_3333_3343_V
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: PK-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 Association Montessori International 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.
<table>
<thead>
<tr>
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| 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  |
| M-ACA-6 | Middle School Technology Storage                | 1   | 100   | 100    |
| M-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
### Library Spaces

<table>
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<td>Makerspace</td>
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<td>E-LIB-3</td>
<td>Small Group Room</td>
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<td>150</td>
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<tr>
<td>E-LIB-4</td>
<td>Combined Office / Workroom</td>
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### Visual Arts

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### Physical Education Spaces

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<td>E-PE-6</td>
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### Admin Spaces

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<td>E-AD-9</td>
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### Health Services Spaces

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<td>E-HS-4</td>
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### Student Dining Spaces

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<td>Toilet/Lockers</td>
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*If Dining and Gymnasium are adjacent, maximum SF shall be 5,000 SF between the two spaces*

|         | **Sub-Total**           |     | **4,650** |

### Building Services

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<td>Laundry Room</td>
<td>1</td>
<td>60</td>
<td>60</td>
</tr>
</tbody>
</table>

|         | **Sub-Total**           |     | **2,705** |

Building Subtotal: 65,918
Building Gross-up: 25,708
Building Total: 91,626