

DC Partners for the
Revitalization of
Education Projects

DEPARTMENT OF GENERAL SERVICES
Program Management Team

1250 U Street, NW
3rd Floor
Washington, DC 20009

202.698.7763
www.dgs.dc.gov

December 1, 2015

Ms. Kathleen Beeton
Department of Consumer and Regulatory Affairs
Office of the Zoning Administrator
1100 4th Street, SW
Washington, DC 20024

Re: Stanton Elementary School
DCRA Building Permit Tracking Number B1506722
BZA Application No. 19128

Dear Ms. Beeton,

I am writing in reference to the Stanton Elementary School modernization project located at 2701 Naylor Rd. SE, Washington, DC 20020. A building permit application was submitted on April 21, 2015 and is currently being tracked under DCRA Permit Number B1506722.

On May 5, 2015, we received comments from the Zoning Reviewer, Mr. David Vollin, which included noncompliance with the following sections of DC Zoning Ordinance:

411.3 – All penthouses and mechanical equipment shall be placed in one (1) enclosure, and shall harmonize with the main structure in architectural character, material, and color.

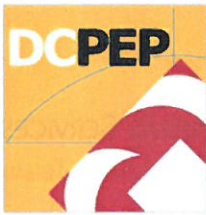
770.6 (b) – If housing for mechanical equipment or a stairway or elevator penthouse is provided on the roof of a building or structure, it shall be erected or enlarged as follows:

- (a) It shall meet the requirements of §411;
- (b) It shall be set back from all exterior walls a distance at least equal to its height above the roof upon which it is located;

The current design for the Stanton Elementary School modernization does not show one (1) continuous enclosure per 411.3. More than one partial roof structure is proposed above the third floor of the school. Two would atop the existing structure, serving the existing building. Another would be constructed atop a three-story building addition. We are requesting special exception relief pursuant to §411.11, on the following basis;

1. Impractical construction of single roof screen to encompass equipment on the existing roof as well as the building addition roof;
2. CFA and HPRB recommendation to move forward with independent screens for each of the three new roof-top mechanical units;

Board of Zoning Adjustment
District of Columbia
CASE NO.19128
EXHIBIT NO.26



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3. Judicious use of public project funding with elimination of excess screening around entire roof top encompassing both the existing building and building addition;
4. No adverse effect to the neighboring properties.

We have submitted a formal application to BZA for relief of noncompliance with sections of DC Zoning Ordinance as discussed above and have a hearing scheduled for December 15, 2015. Thank you for your consideration in this matter. Please feel free to contact me at

Phone: 508-272-7060

Address: 1250 U Street NW, 3rd Floor, Washington, DC 20009

Email: gbenson@programmanagers.com

Respectfully,

Gregory Benson

Project Manager – Stanton Elementary School, Addition & Modernization

Enclosures

cc: P. Artin – DCPEP
W. Mangrum – DCPEP
T. Gebremichael – DCPEP
D. Foster - DCPEP

November 30, 2015

**Stanton Elementary School
2701 Naylor Road, S.E., Washington DC
Building Permit B15006722
Zoning Review-Conditional Approval pending BZA Application 19128**

The purpose of this letter is to summarize the conditions that we are requesting a BZA Zoning Waiver for. Stanton Elementary School has received a condition approval from Mr. Vollin, the zoning reviewer from DCRA pending the outcome of BZA Application 19128. Stanton Elementary School is comprised of a renovated 3-story brick building and a metal clad 3-story and 1-story addition.

We have listed the sections of the DC Zoning Ordinance that we do not comply with below:

411.3 –All penthouses and mechanical equipment shall be placed in one (1) enclosure, and shall harmonize with the main structure in architectural character, material, and color.

770.6 (b) If housing for mechanical equipment or a stairway or elevator penthouse is provided on the roof of a building or structure, it shall be erected or enlarged as follows:

- (a) It shall meet the requirements of § 411;
- (b) It shall be set back from all exterior walls a distance at least equal to its height above the roof upon which it is located;

The current design does not show (1) continuous enclosure per 411.3. We show (3) partial penthouses. Per CFA and HPRB input and direction we have (2) brick clad mechanical screens on the renovated 3-story portion. We have (1) partial metal clad mechanical screen on the 3-story addition. Although the the (3) mechanical screens block the view of the mechanical units from the adjacent streets, they do not completely enclose the mechanical units. CFA and HPRB felt strongly that (2) smaller mechanical screens clad in brick harmonize better with the existing 3-story building than providing a zoning compliant single mechanical penthouse. We proposed to not build the portions of the penthouses that do not aide in blocking the view of the mechanical units. Please refer to the perspective views in our presentation that illustrate this.

Thank you for your attention to this matter.

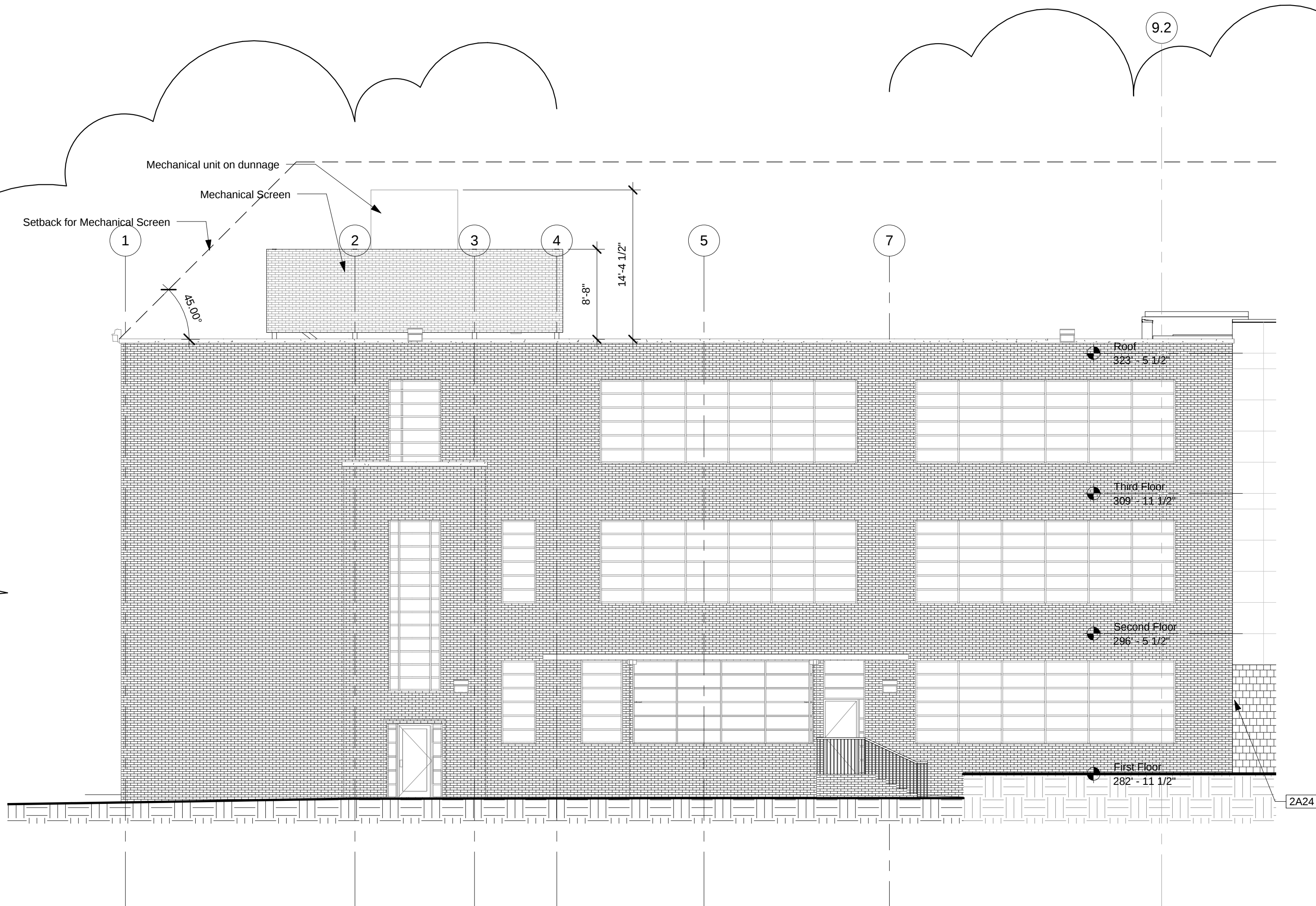
Respectfully,



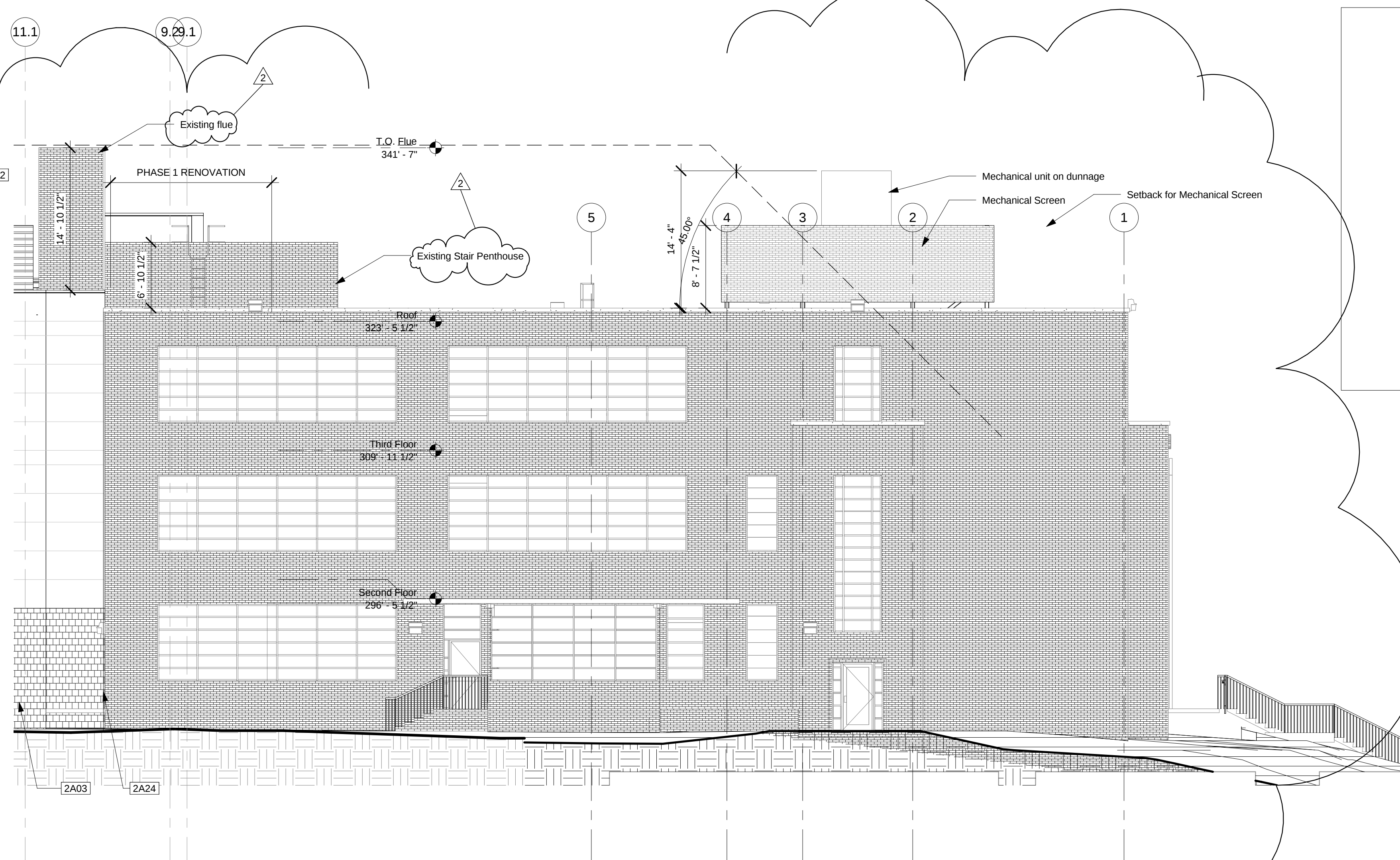
Ramon I. Santos
Project Manger-Stanton Elementary School
Little Diversified Architectural Consulting

cc:

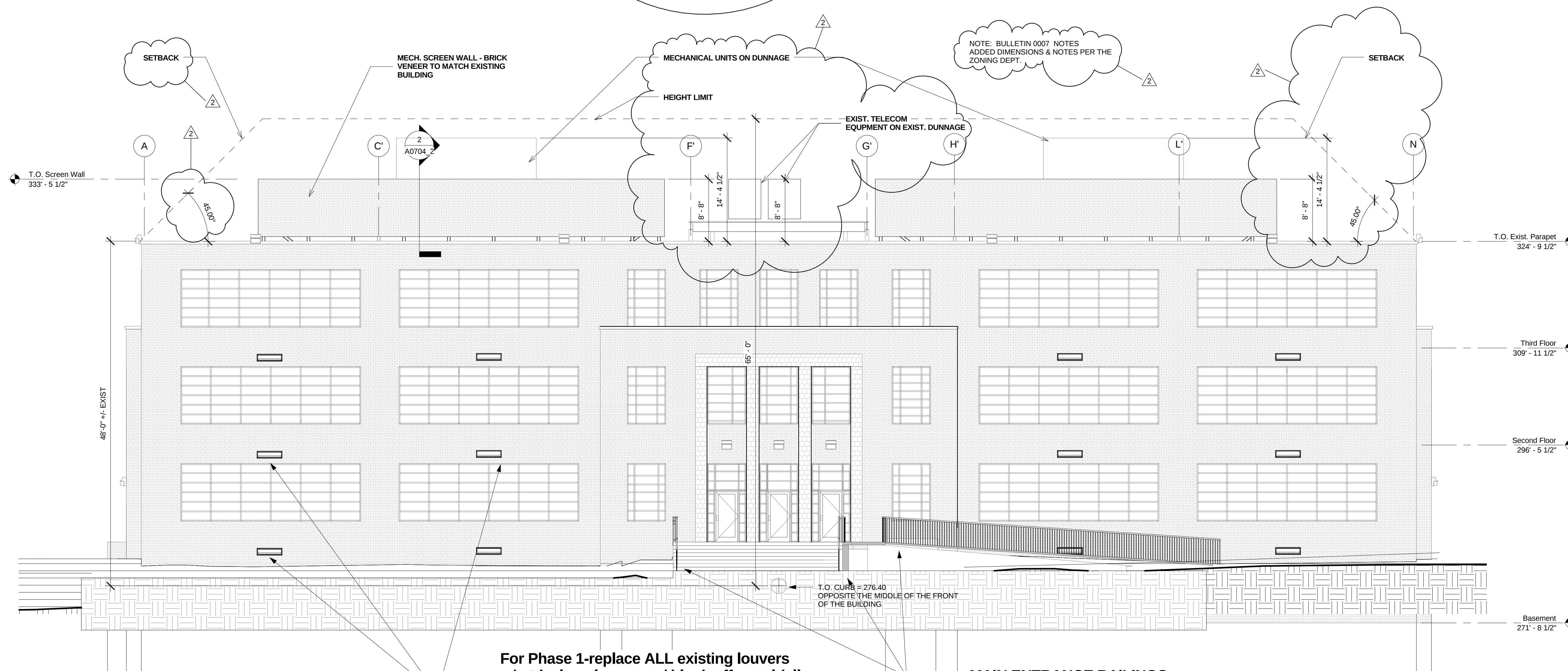
Adnan Mamoom	DGS
Greg Benson	DGS
James Jordan	Millennium Design
Beth Buffington	Little
Ramon Santos	Little
Joseph Swanson	Tomkins
Jessica Marine	Tomkins
Pete Kapsidelis	Tomkins



3 PHASE 2 - NORTH ELEVATION
A0200_2 1/8" = 1'-0"



1 PHASE 2 - SOUTH ELEVATION
A0200_2 1/8" = 1'-0"



2 FRONT ELEVATION
A0200_2 1/8" = 1'-0"

0 4' 8' 16'

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GENERAL SERVICES



ISSUE FOR
PHASE 2 PERMIT SET

ISSUE DATE
3/6/2015

NO.	REASON	DATE
1	Alternate Study	9/18/14
2	Bulletin 0007	7/28/15

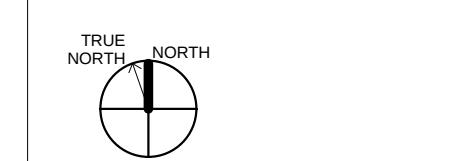
PROJECT TEAM
PROJECT MANAGER
BETH BUFFINGTON
PROJECT MANAGER
RAMON SANTOS
DESIGN TEAM
WN, AZ, JJ, NH

PROJECT LOCATION
STANTON
ELEMENTARY SCHOOL
PHASE 2
2701 NAYLOR ROAD, SE -
WASHINGTON, DC 20020

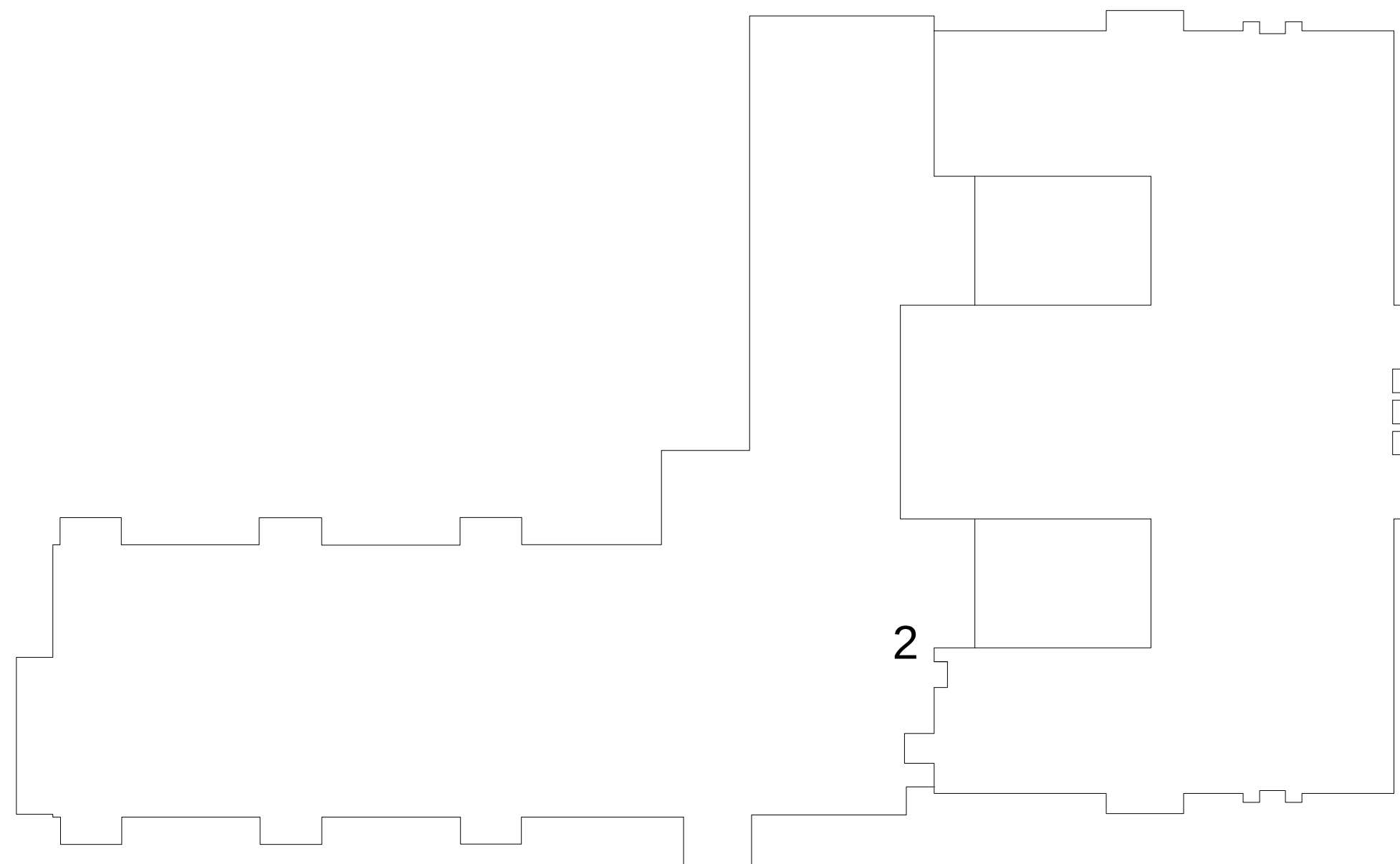
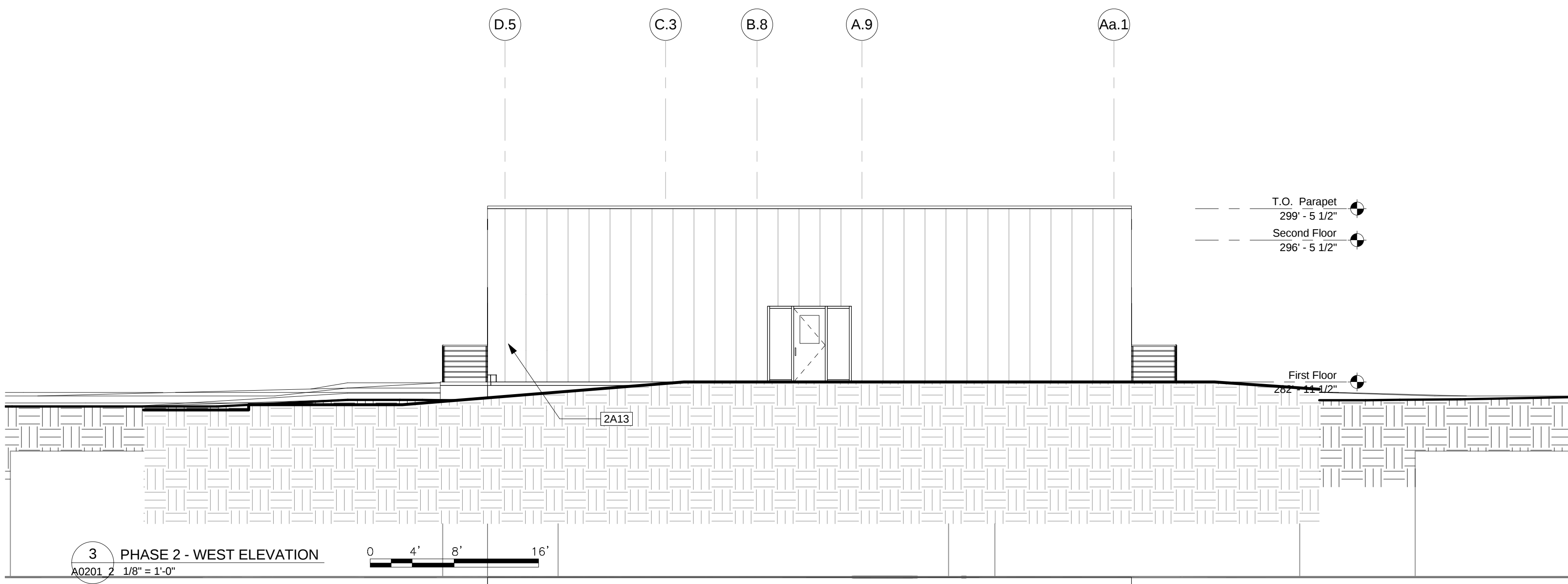
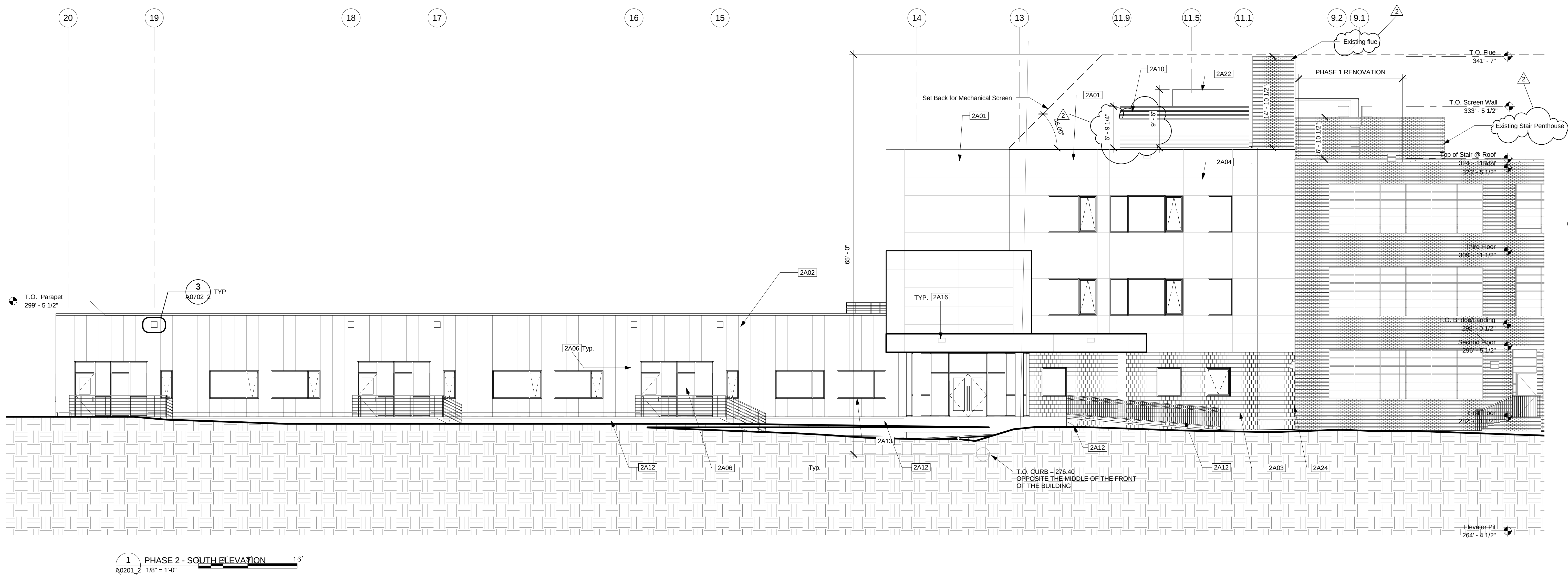
DGS PROJECT CODE
DCAM-14-AE-007

PROJECT NO.
213.2289.00

SHEET TITLE
EXISTING BUILDING
ELEVATION



SHEET NUMBER
A0200_2



KEYNOTES - PLAN - NEW WORK - PHASE 2		
Key Value	Keynote Text	
2A01	EXTERIOR WALL TYPE 1 3" INSULATED METAL PANEL-HORIZONTAL	
2A02	EXTERIOR WALL TYPE 2 3" INSULATED METAL PANEL-VERTICAL	
2A03	EXTERIOR WALL TYPE 3 4" VENEER CMU-SEE 4/A0701_2	
2A04	EXTERIOR SUNSCREENS.	
2A05	CURTAIN WALL SYSTEM.	
2A06	STOREFRONT SYSTEM OR OPERABLE WINDOWS.	
2A07	ROOF TYPE 1.	
2A08	ROOF TYPE 2 (GREEN ROOF)	
2A09	ROOF PAVER SYSTEM.	
2A10	MECHANICAL SCREEN.	
2A11	ADA CONC. RAMP AND RAILINGS.	
2A12	CONC. STAIRS AND RAILINGS.	
2A13	1 1/4" CAST STONE W/ ANCHORS OVER 2" POLYSTYRENE BD INS.	
2A16	OVERFLOW SCUPPERS-SEE 3/A0702_2.	
2A17	DOOR ASSEMBLY AND DOOR HARDWARE.	
2A18	WALL ASSEMBLY.	
2A19	PROVIDE NEW FINISHES THROUGHOUT.	
2A20	STAIR ENCLOSURE. ENCLOSURE TO BE PAINTED PERFORATED METAL PANELS ON METAL FRAME ATTACHED TO PAINTED GALV. H.S.S. SECTIONS.	
2A21	METAL STAIR AND RAILINGS.	
2A22	RTU UNIT ON CONC. CURB. SEE MECH. DWGS.	
2A23	ANODIZED ALUM. SIGN ON STAND OFFS.	
2A24	EXPANSION JOINT - SEE BULLETIN 0005 FOR TYPE & EXTENT.	
2A25	NEW CURB. 8" ABOVE ROOF INSUL.	
2A26	ALUMINUM GUTTER.	
2A27	ALUMINUM DOWNSPOUT AND CONC. SPLASH BLOCK.	
2A28	TOP OF PENTHOUSE.	
2A29	TOP OF MECHANICAL SHAFT.	
2A30	MECHANICAL SCREEN. PTD. ALUMINUM PANEL ON GALV. MTL. BRACING. SEE STRUCT. DWGS.	
2A32	ROOF SCUPPER.	
2A33	ROOF DRAIN. SEE PLUMBING DWGS.	
2A34	ROOFTOP MECHANICAL UNIT. SEE MECHANICAL DWGS.	
2A35	NEW ROOFTOP CONDENSER UNITS. SEE MECHANICAL DWGS.	
2A36	CONC. WALL. SEE STRUCTURAL DWGS.	
2A37	CMU WALL. SEE STRUCTURAL DWGS.	
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2A39	NEW CONC. FLOOR INFILL. SEE STRUCTURAL DWGS.	
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2A41	CANOPY. FASCIA TO BE INSULATED METAL PANEL & METAL SOFFIT.	
2A42	MTL. COLUMN COVER.	
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ISSUE FOR

PHASE 2 PERMIT SET

ISSUE DATE

3/6/2015

NO.	REASON	DATE
1	Phase 2-3rd Party Permit Comments	1/15/2015
2	Bulletin 0007	7/29/15

PROJECT TEAM

PROJECTING ARCHITECT

BETH BUFFINGTON

PROJECT MANAGER

RAMON SANTOS

DESIGN TEAM

WN, AZ, JJ, NH

FOR CLIENT

STANTON

ELEMENTARY SCHOOL

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DGS PROJECT CODES

DCAM-14-AE-007

PROJECT NO.

213.2289.00

SHEET TITLE

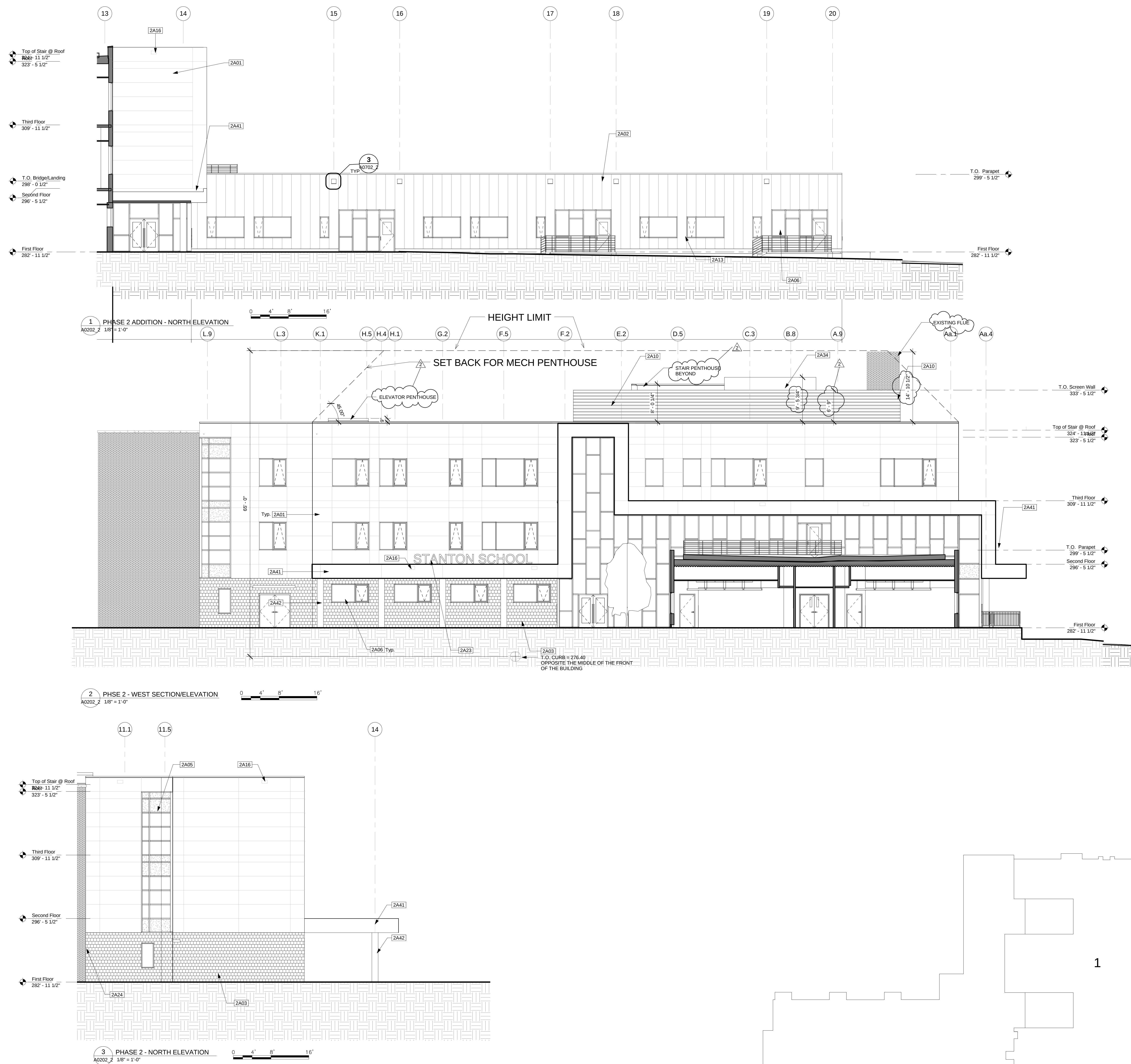
PHASE 2 EXTERIOR ELEVATIONS

DATE

NOV 10 2014

SHEET NUMBER

A0201_2



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ISSUE FOR

PHASE 2 PERMIT SET

ISSUE DATE

3/6/2015

NO. REASON DATE

1 Phase 2-3rd Party Permit 1/15/201

Comments 5

2 Bulletin 0007 7/29/15

PROJECT TEAM

PROJECT MANAGER

BETH BUFFINGTON

PROJECT MANAGER

RAMON SANTOS

DESIGN TEAM

WN, AZ, JJ, NH

DCAM-14-AE-007

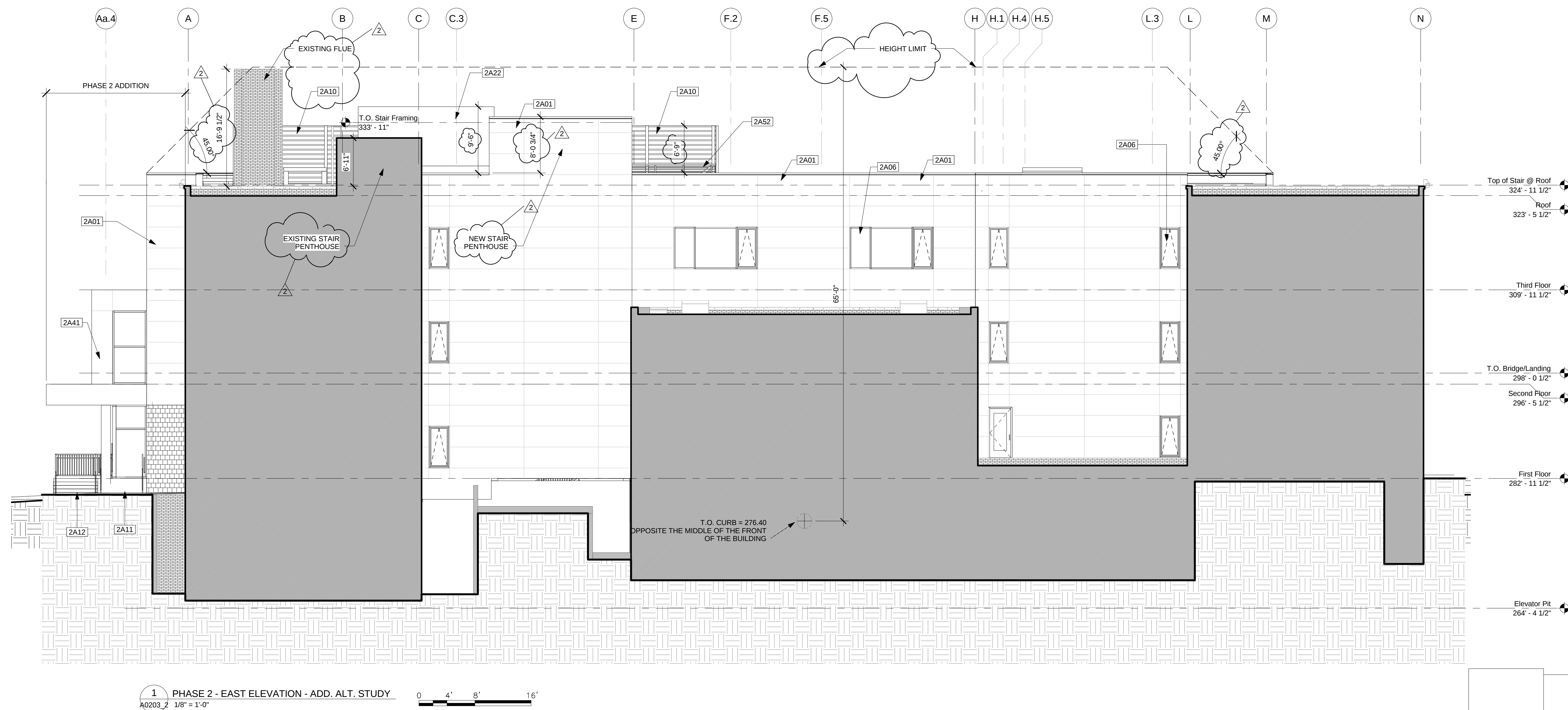
213.2289.00

PHASE 2 EXTERIOR ELEVATIONS

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A0202_2

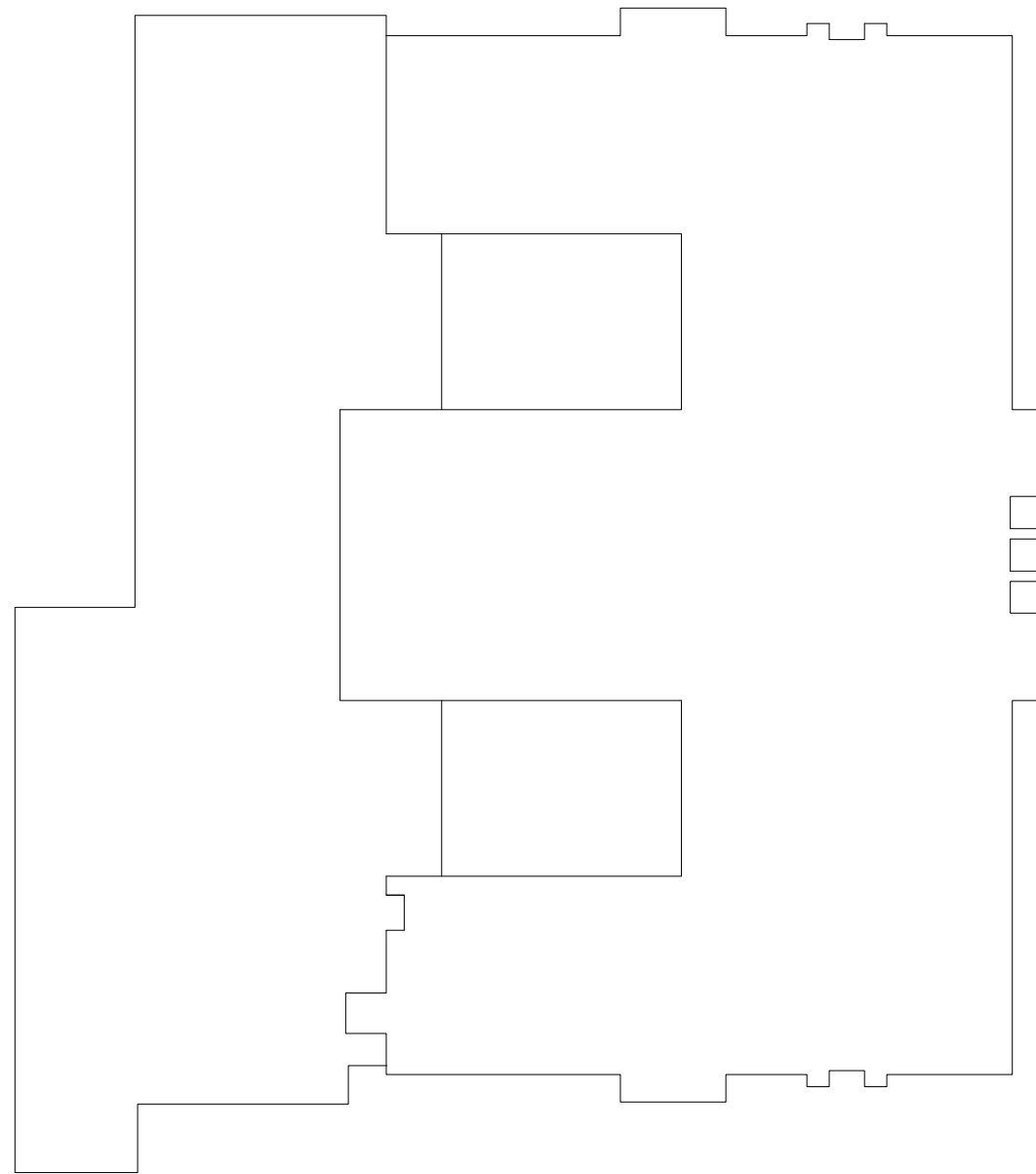
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1 PHASE 2 - EAST ELEVATION - ADD. ALT. STUDY
A0203.2 1/8" = 1'-0"

0 4 8 16'

KEYNOTES - PLAN - NEW WORK - PHASE 2	
Key Value	Keynote Text
2A01	EXTERIOR WALL TYPE 1 3" INSULATED METAL PANEL-HORIZONTAL
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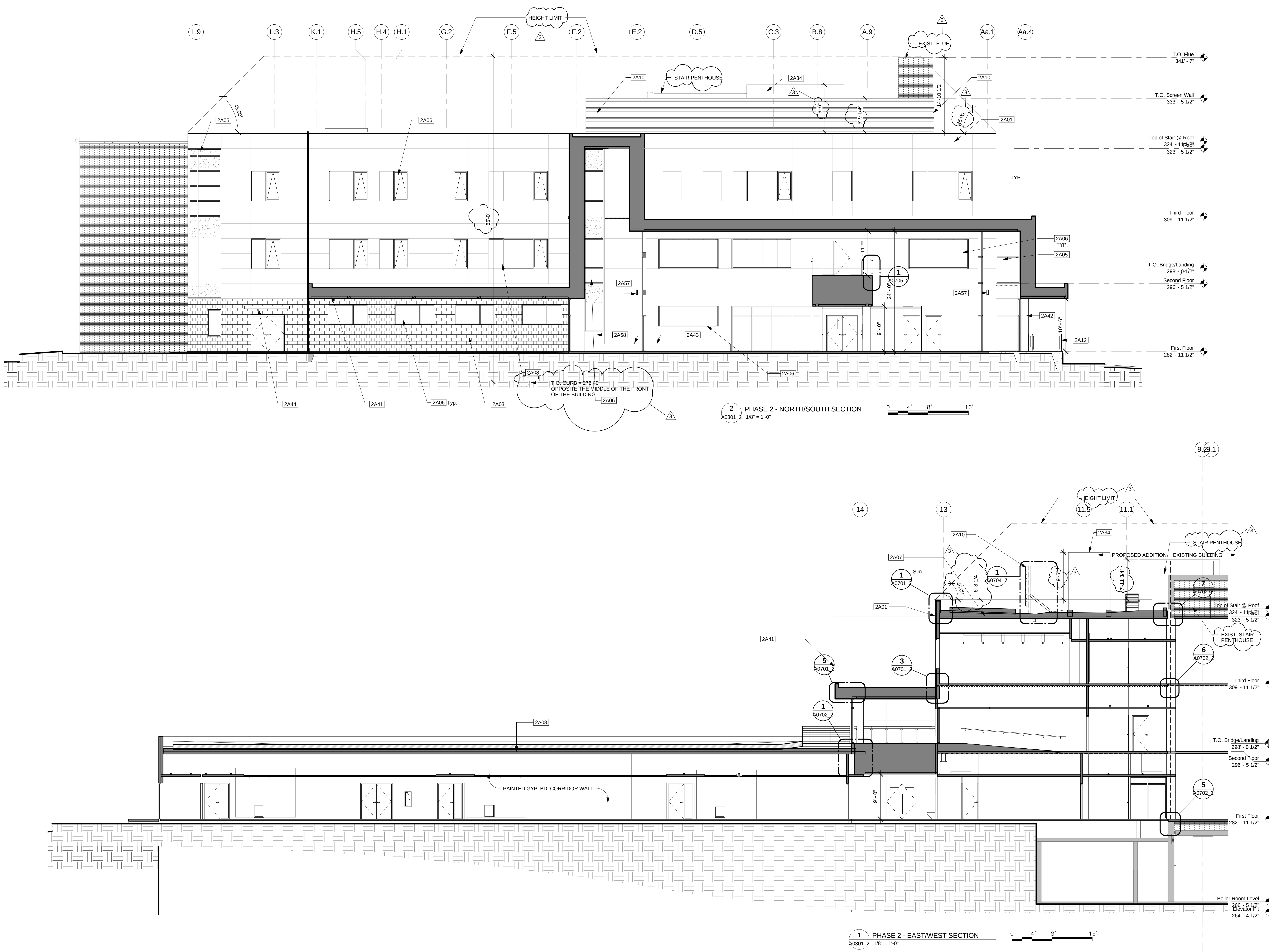
PHASE 2 EXTERIOR ELEVATIONS

TRUE NORTH

1

SHEET NUMBER

A0203_2



KEYNOTES - PLAN - NEW WORK - PHASE 2	
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2A20	STAIR ENCLOSURE. ENCLOSURE TO BE PAINTED PERFORATED METAL PANELS ON METAL FRAME ATTACHED TO PAINTED GALV. H.S.S. SECTIONS.
2A21	METAL STAIR AND RAILINGS.
2A22	RTU UNIT ON CONC. CURB. SEE MECH. DWGS.
2A23	ANODIZED ALUM. SIGN ON STAND OFFS.
2A24	EXPANSION JOINT - SEE BULLETIN 0005 FOR TYPE & EXTENT.
2A25	NEW CURB. 8" ABOVE ROOF INSUL.
2A26	ALUMINUM GUTTER.
2A27	ALUMINUM DOWNSPOUT AND CONC. SPLASH BLOCK.
2A28	TOP OF PENTHOUSE.
2A29	TOP OF MECHANICAL SHAFT.
2A30	MECHANICAL SCREEN. PTD. ALUMINUM PANEL ON GALV. MTL. BRACING. SEE STRUCT. DWGS.
2A32	ROOF SCUPPER.
2A33	ROOF DRAIN. SEE PLUMBING DWGS.
2A34	ROOFTOP MECHANICAL UNIT. SEE MECHANICAL DWGS.
2A35	NEW ROOFTOP CONDENSER UNITS. SEE MECHANICAL DWGS.
2A36	CONC. WALL. SEE STRUCTURAL DWGS.
2A37	CMU WALL. SEE STRUCTURAL DWGS.
2A38	OTIS GEN2 GEARLESS ELEVATOR.
2A39	NEW CONC. FLOOR INFILL. SEE STRUCTURAL DWGS.
2A40	NEW CONC. FLOOR INFILL BUILD-UP. SEE STRUCTURAL DWGS.
2A41	CANOPY. FASCIA TO BE INSULATED METAL PANEL & METAL SOFFIT.
2A42	MTL. COLUMN COVER.
2A43	MILLWORK-BUILT IN BENCH, PROVIDE 3/16" CONT. BENT MTL. PLATE & MTL. FACE.
2A44	PTD. 3/8" BENT STL. CANOPY
2A45	3/4" LAMINATED GLASS GUARD W/ S.S. HANDRAIL AND GUARD RAIL.
2A46	DISPLAY CASE W/LOCKABLE LAMINATED GLASS FRONT. CARCASS TO BE 5/4 STAIN GRADE WD. PROVIDE INTERNAL LED LIGHTS. MECH LOUVER. INCORPORATE INTO DISPLAY CASE FRAME.
2A47	NEW VERTICAL LIFT. SEE SPECS. FOR ADD'L INFO.
2A51	NEW INT. RAMP
2A52	NEW PTD. GALV GUARDRAIL.
2A53	NEW LIGHT FIXTURE. SEE ELEC. DWG.
2A54	ACCESS PANEL MECH SCREEN ON HSS FRAME W/ CONT HINGE
2A56	FULLY WELD EXISTING STAIR DOOR TO FRAME
2A57	STRUCTURAL FRAMING. SEE STRUC. DWGS.
2A58	MILLWORK - BUILT-IN MECH UNIT HEATER ENCLOSURE. ALIGNS WITH ADJACENT MILLWORK BENCH

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Millennium Design

Architects, PLLC

Architect, Planner & Design Consultants

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THE DEPARTMENT OF
GENERAL SERVICES

DISTRICT OF COLUMBIA

Seal of the District of Columbia

ISSUE FOR

PHASE 2 PERMIT SET

ISSUE DATE

3/6/2015

NO.	REASON	DATE
1	Alternate Study	9/18/14
2	Phase 2 3rd Party Permit Comments	1/15/2015
3	Bulletin 0007	7/29/15

PROJECT TEAM

PROJECT MANAGER
BETH BUFFINGTON

PROJECT MANAGER
RAMON SANTOS

DESIGN TEAM
WN, AZ, JJ, NH

DCGS PROJECT CODES

DCAM-14-AE-007

PROJECT NO.

213.2289.00

SHEET TITLE

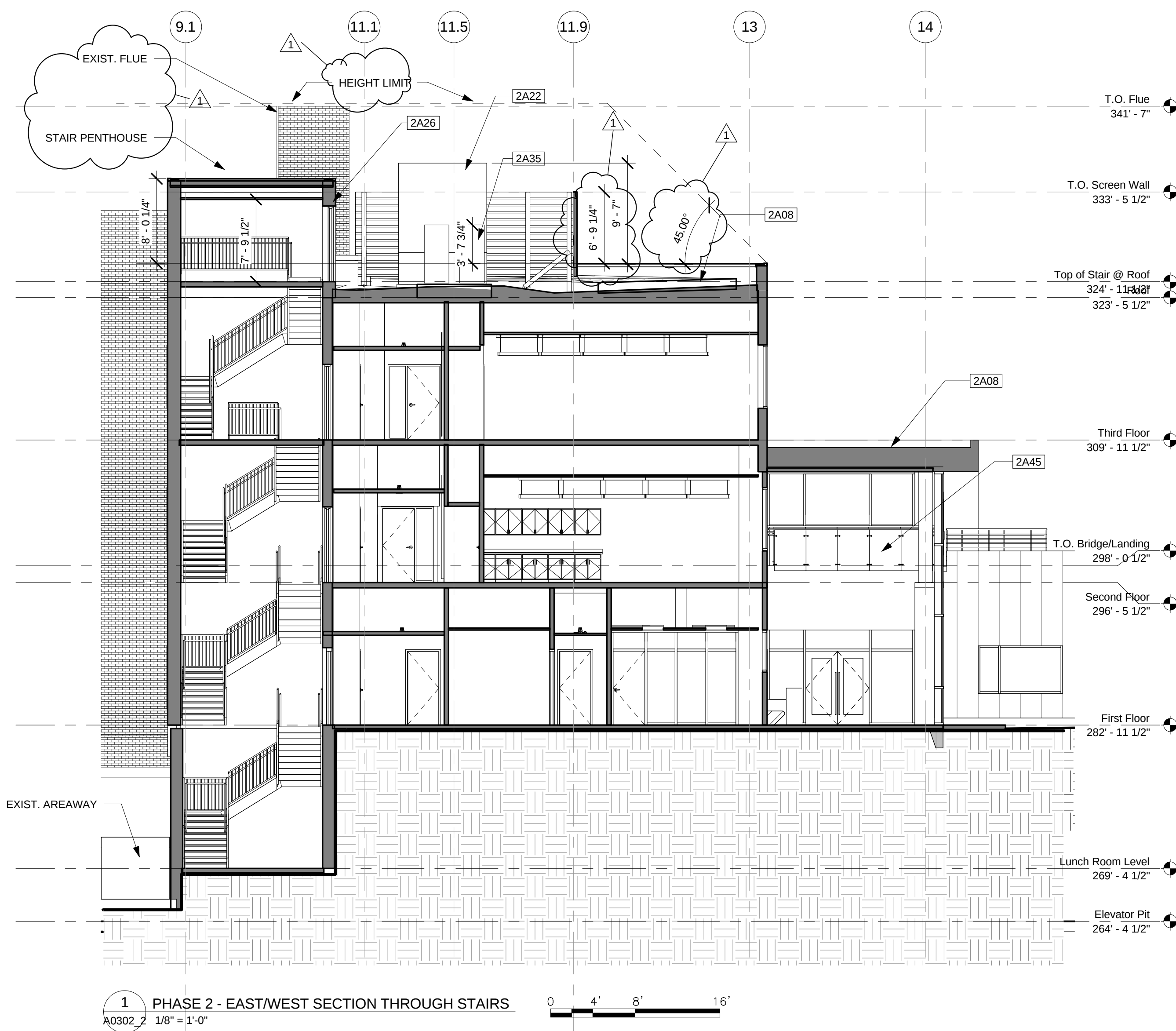
PHASE 2 BUILDING SECTIONS

TITLE NORTH

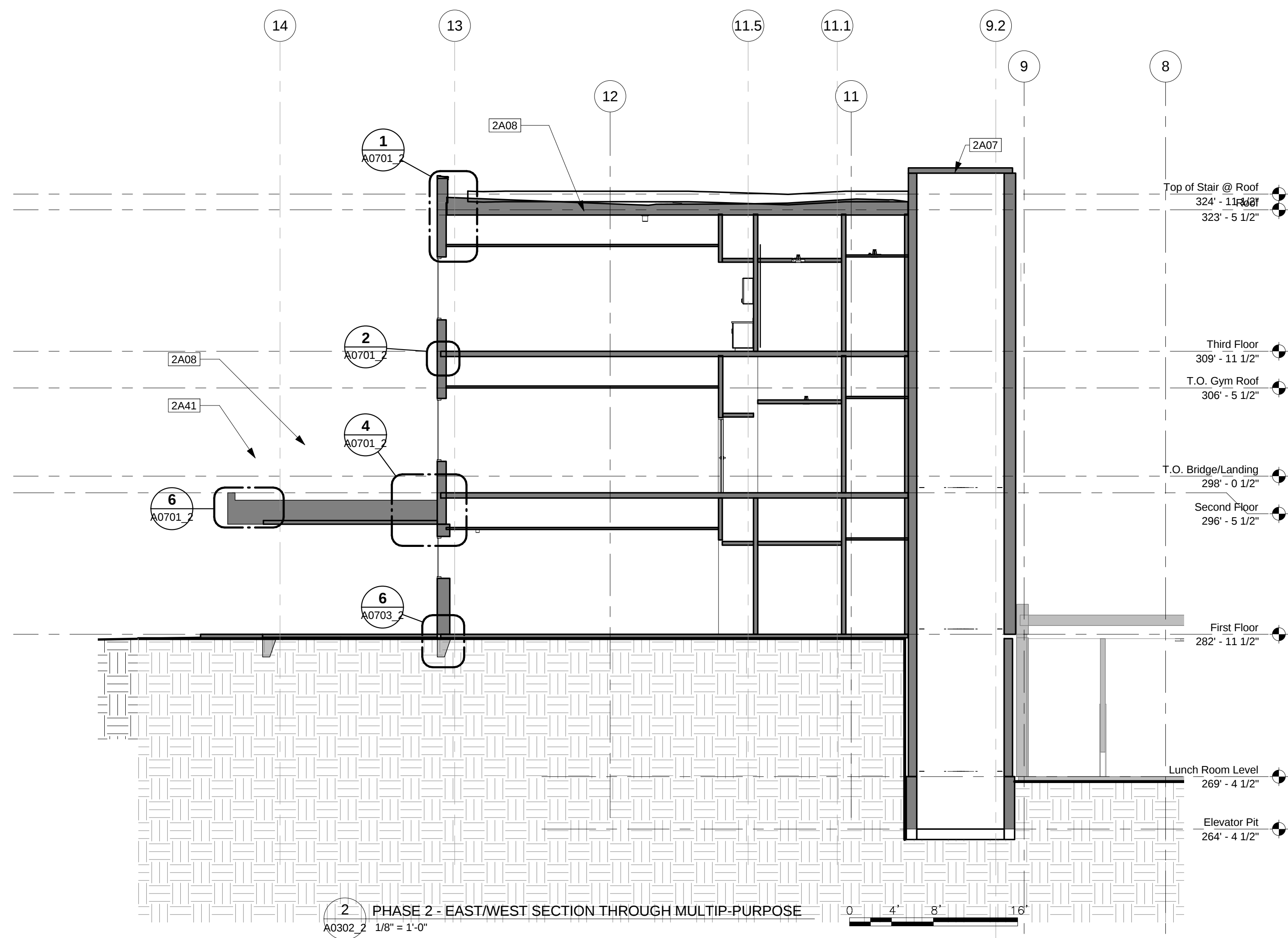
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SHEET NUMBER

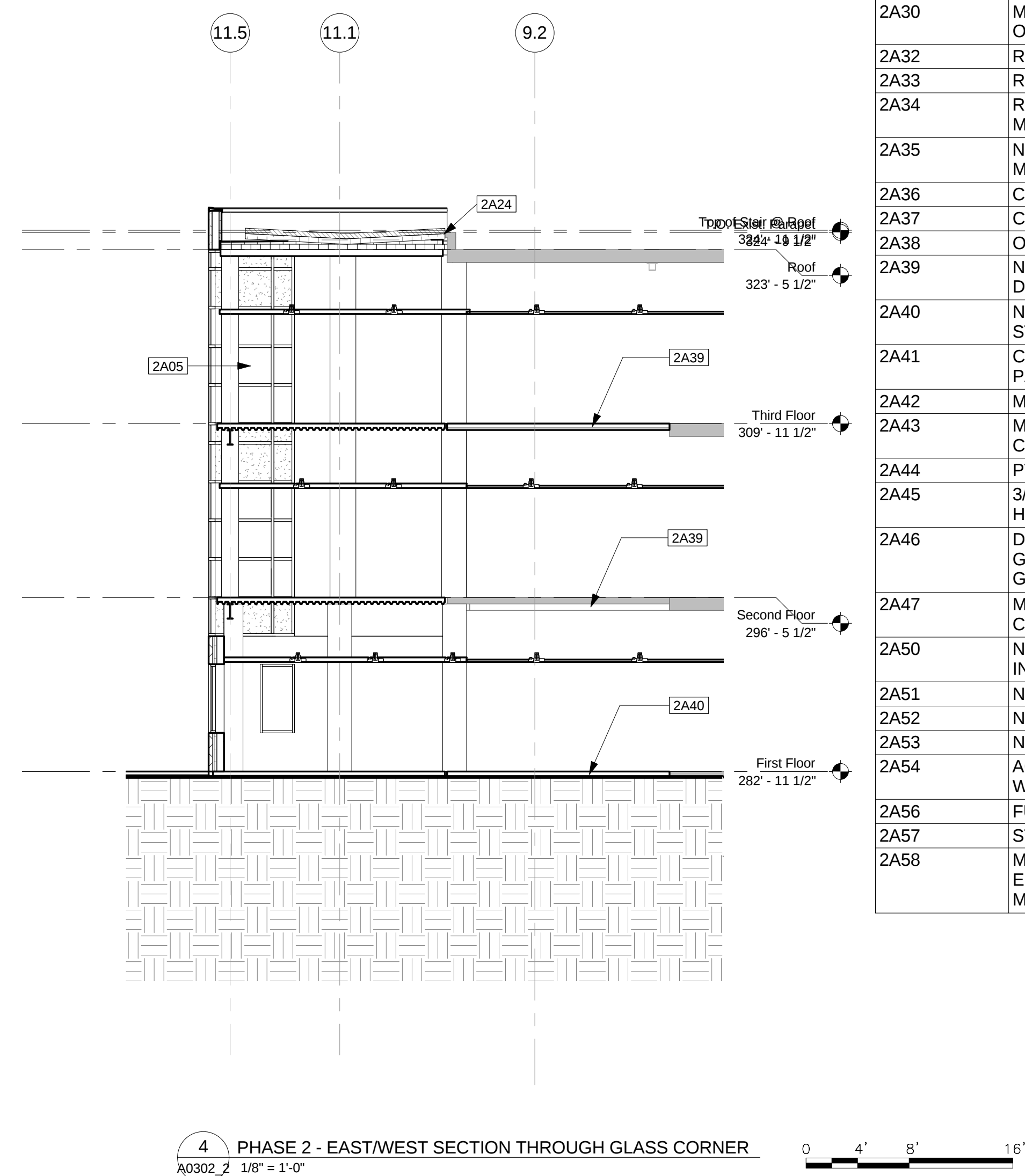
A0301_2



1 PHASE 2 - EASTWEST SECTION THROUGH STAIRS
A0302_2 1/8" = 1'-0"



2 PHASE 2 - EASTWEST SECTION THROUGH MULTIPURPOSE
A0302_2 1/8" = 1'-0"



4 PHASE 2 - EASTWEST SECTION THROUGH GLASS CORNER
A0302_2 1/8" = 1'-0"

KEYNOTES - PLAN - NEW WORK - PHASE 2	
Key Value	Keynote Text
2A01	EXTERIOR WALL TYPE 1 3" INSULATED METAL PANEL-HORIZONTAL
2A02	EXTERIOR WALL TYPE 2 3" INSULATED METAL PANEL-VERTICAL
2A03	EXTERIOR WALL TYPE 3 4" VENEER CMU-SEE 4/A0701_2
2A04	EXTERIOR SUNSCREENS.
2A05	CURTAIN WALL SYSTEM.
2A06	STOREFRONT SYSTEM OR OPERABLE WINDOWS.
2A07	ROOF TYPE 1.
2A08	ROOF TYPE 2 (GREEN ROOF)
2A09	ROOF PAVER SYSTEM.
2A10	MECHANICAL SCREEN.
2A11	ADA CONC. RAMP AND RAILINGS.
2A12	CONC. STAIRS AND RAILINGS.
2A13	1 1/4" CAST STONE W/ ANCHORS OVER 2" POLYSTYRENE BD INS.
2A16	OVERFLOW SCUPPERS-SEE 3/A0702_2.
2A17	DOOR ASSEMBLY AND DOOR HARDWARE.
2A18	WALL ASSEMBLY.
2A19	PROVIDE NEW FINISHES THROUGHOUT.
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ISSUE FOR
PHASE 2 PERMIT SET

ISSUE DATE
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NO.	REASON	DATE
1	Bulletin 0007	7/29/15

PROJECT TEAM
ARCHITECT: BETH BUFFINGTON
PROJECT MANAGER: RAMON SANTOS
DESIGN TEAM: WN, AZ, JJ, NH

ISSUE CODES
STANTON
ELEMENTARY SCHOOL
PHASE 2
2701 NAYLOR ROAD, SE -
WASHINGTON, DC 20020

DGS PROJECT CODES
DCAM-14-AE-007

PROJECT NO.
213.2289.00

SHEET TITLE
PHASE 2 BUILDING
SECTIONS

NORTH

SHEET NUMBER
A0302_2

Washington, D.C., July 21, 2014

Scale: 1 inch = 60 feet Recorded on Book A & T Page 3469 - N

Furnished to: WILL LATTANZIO

By: A.S.

Date: _____

(Signature of owner or his authorized agent)

NOTE: Data shown for Assessment and Taxation Lots or Parcels are in accordance with the records of the Department of Finance and Revenue, Assessment Administration, and do not necessarily agree with deed description.

SR-14-06509(2014)
* E-MAIL