



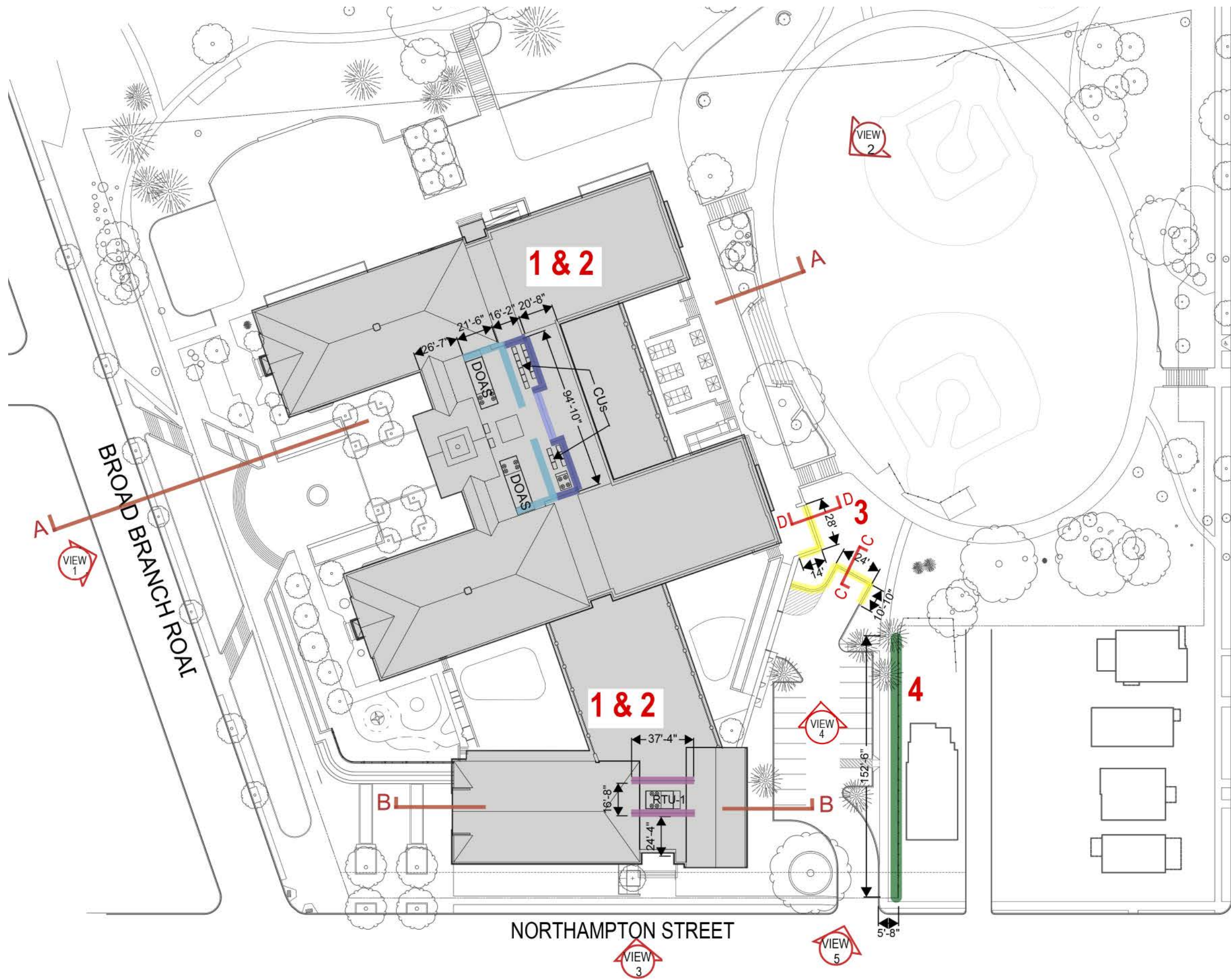
DGS | DCPS

LAFAYETTE ELEMENTARY SCHOOL
WASHINGTON, DC



BZA SUBMISSION

HARTMAN-COX | GRIMM + PARKER ARCHITECTS
OCTOBER 30, 2015



LAFAYETTE ELEMENTARY SCHOOL
5701 Broad Branch Road
Washington, DC 20015

Zone: R-1-B

1. VARIANCE FROM RULE 11-411.3:
There are two penthouse enclosures for mechanical equipment, so this does not comply with the one penthouse rule. See site plan, sections, and model views.

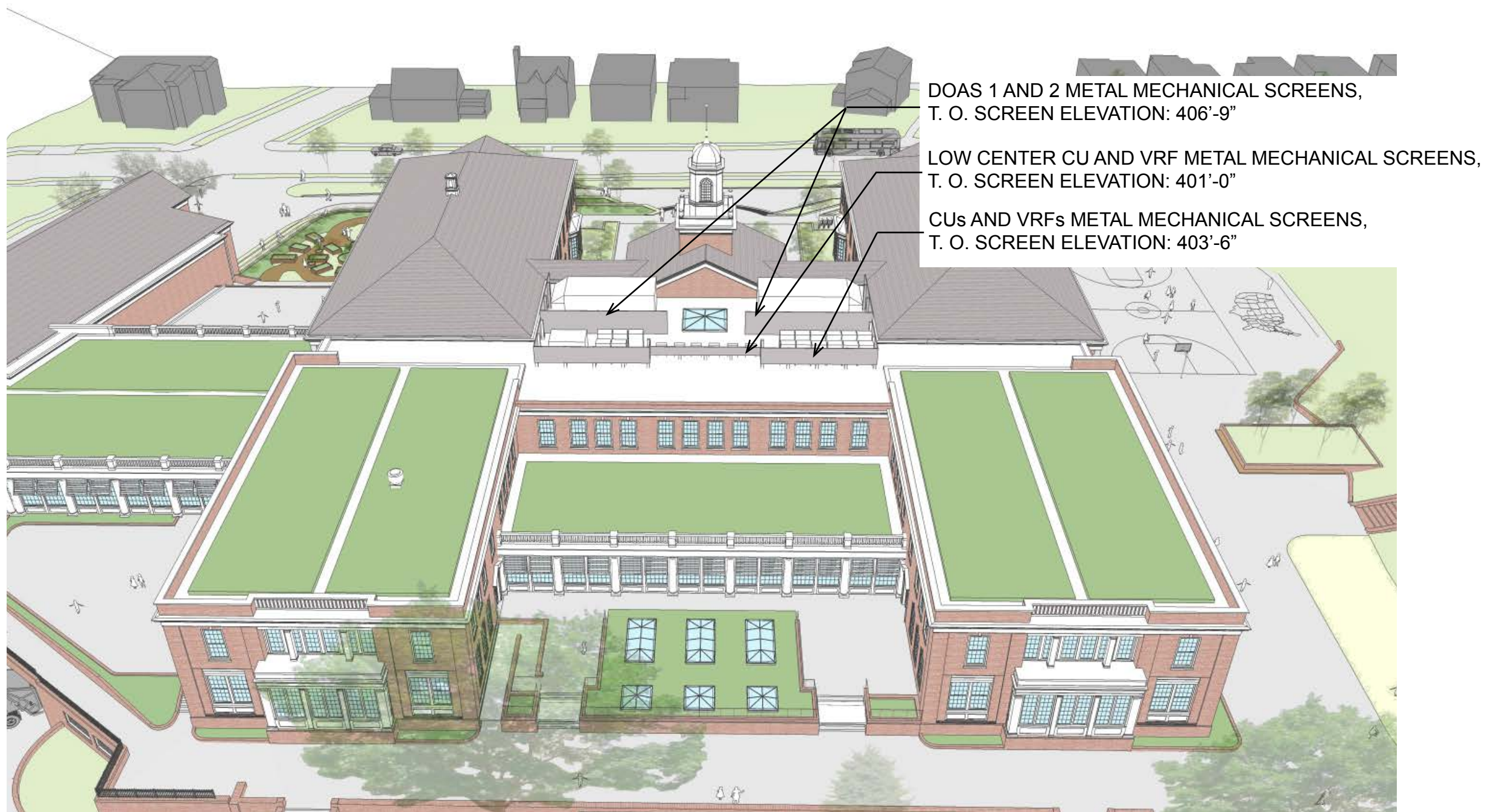
2. VARIANCE FROM RULE 11-411.5:
There are three penthouse heights, so this does not comply with the one height penthouse rule. See site plan, sections, and model views.

3. VARIANCE FROM RULE 11-413.3:
There are two retaining walls that will be greater than six feet tall. See site plan, sections, and model view.

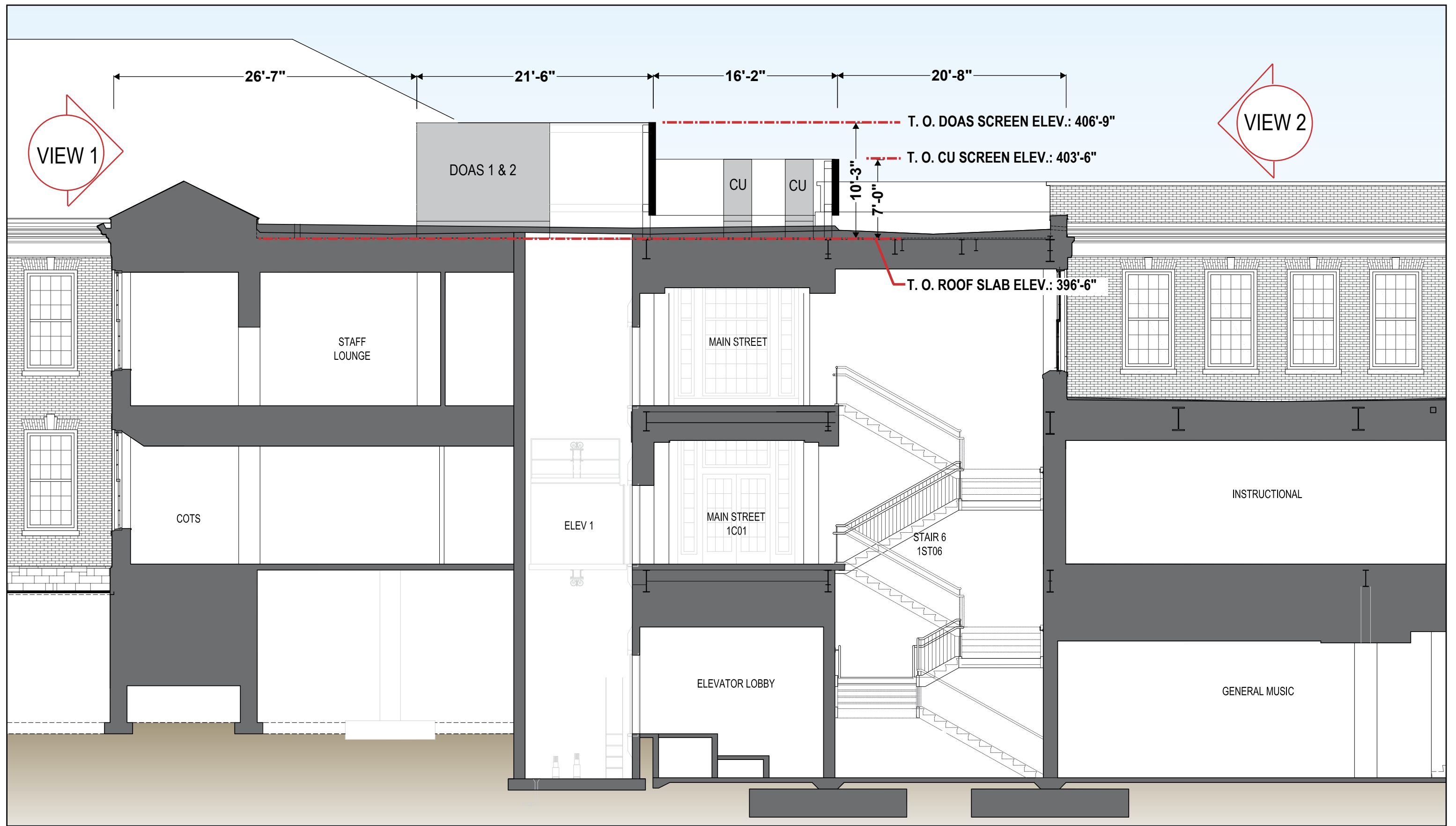
4. VARIANCE FROM RULE 11-2117.12:
Adjacent homeowner and applicant agree that masonry wall as required by zoning is not preferred. Propose new wood fence in-kind with existing residence fence. See site plan and photo.

SITE PLAN
Scale: 1" = 60'-0"





AXONOMETRIC - EAST VIEW OF SCREEN WALL CONFIGURATION

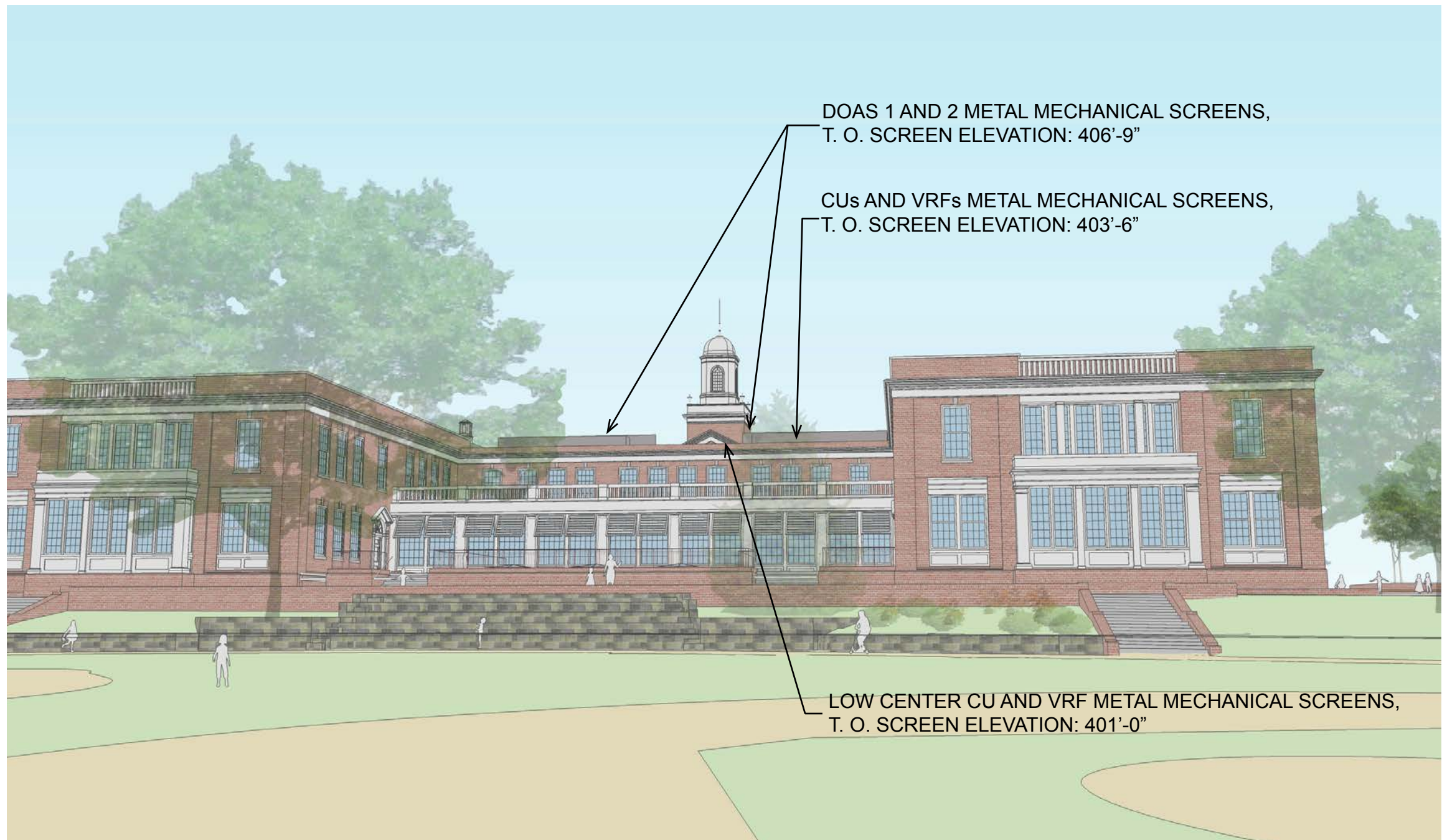


SCALE: 1/8" = 1'-0"

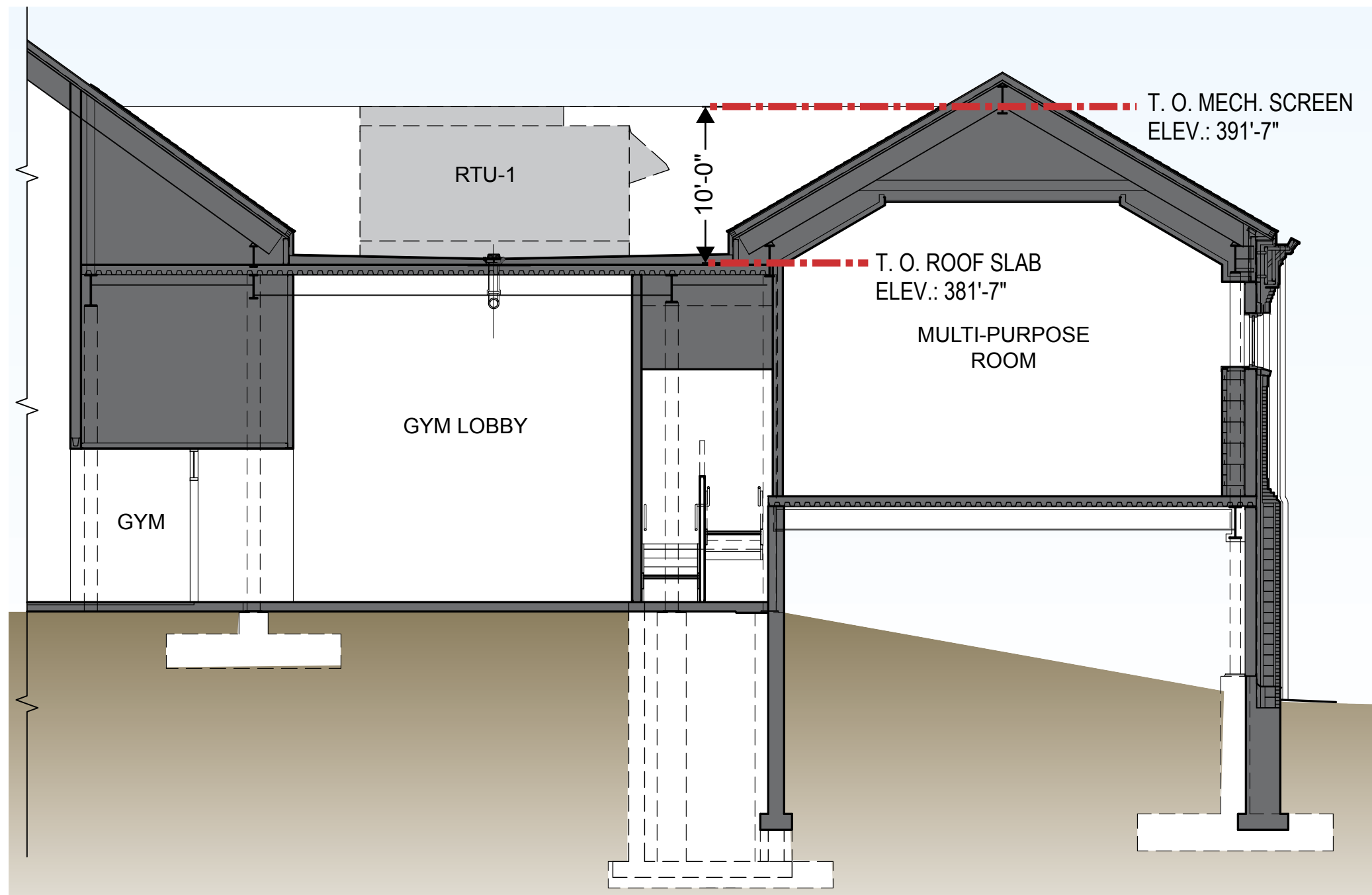
SECTION A-A: E-W SECTION THROUGH DOAS UNIT AND CU MECHANICAL SCREENS



VIEW 1 - WEST ELEVATION VIEWED FROM ACROSS BROAD BRANCH ROAD



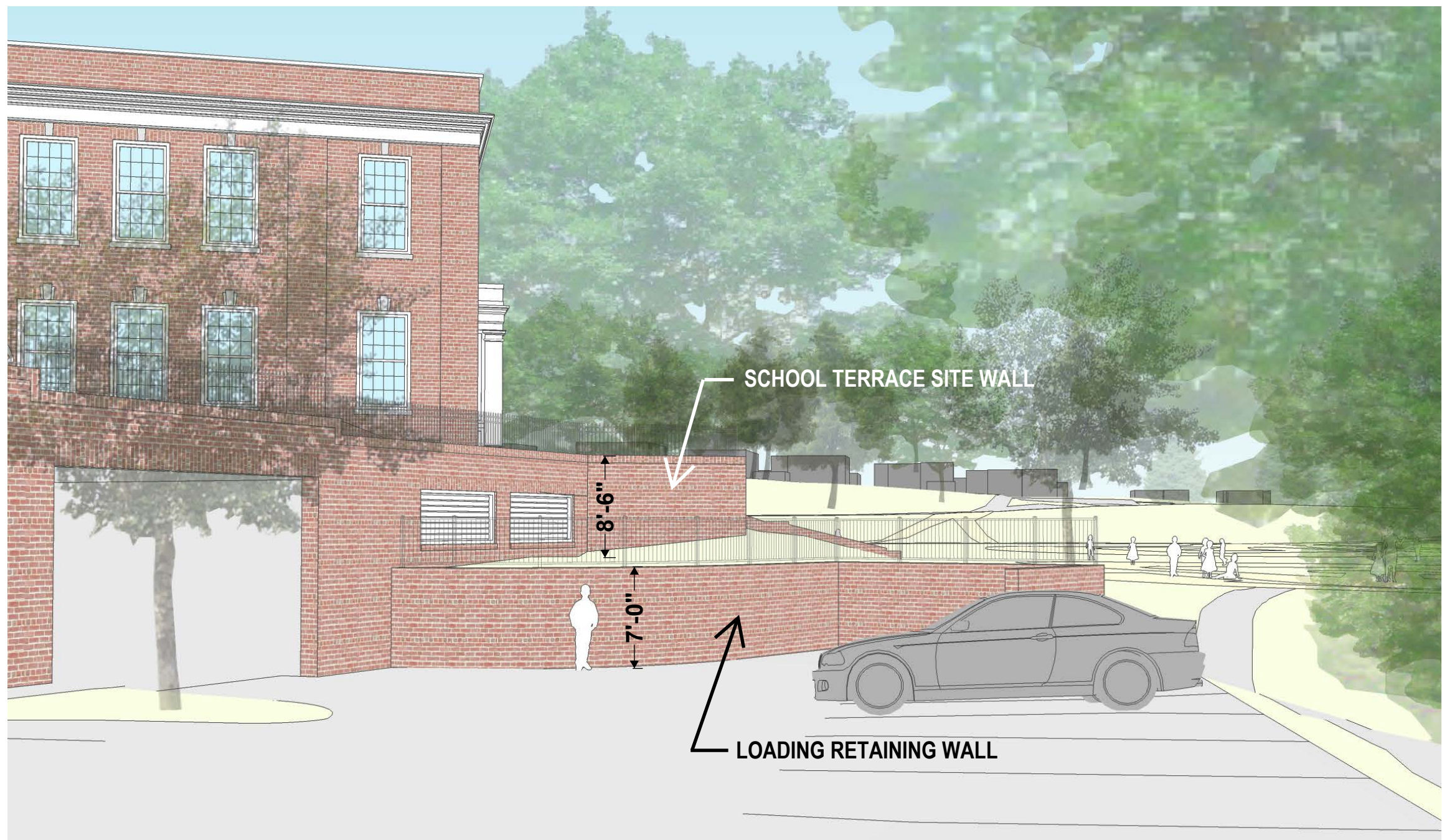
VIEW 2 - EAST ELEVATION HIGH AND LOW METAL PANEL MECHANICAL SCREENS



SECTION B-B: E-W SECTION THROUGH RTU-1 WITH MECHANICAL SCREEN BEYOND



VIEW 3 - SOUTH ENTRY ON NORTHAMPTON STREET- MECHANICAL SCREEN NOT VISIBLE FROM STREET



VIEW 4 - LOADING AREA AND PARK RETAINING WALLS



VIEW 5 - EXISTING RESIDENCE FENCE- NEW FENCE TO BE IN-KIND, IN LIEU OF 42" TALL MASONRY WALL