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800 17th Street, NW, Suite 1100 | Washington, DC 20006 | T 202.955 3000 | F 202.955 5564
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Kyrus L. Freeman
202 862 5978
kyrus.freeman@hklaw.com

November 19, 2013

VIA HAND DELIVERY

Board of Zoning Adjustment
for the District of Columbia
441 4th Street, N.W., 2nd Floor
Washington, D.C. 20001

Re: BZA Application No. 18655
1102 H Street, N.E. (Square 981, Lot 806)

Dear Members of the Board:

On behalf of Bank of America, N.A., we are submitting herewith an original and ten copies of the Applicant's Pre-Hearing Statement in support of the above-referenced application. We look forward to the Board's hearing on this matter on December 3, 2013.

Respectfully submitted,

Kyrus

Kyrus L. Freeman
Mary Carolyn Brown

Enclosures
cc: Advisory Neighborhood Commission 6A (w/encl. by mail)
Karen Thomas, Office of Planning (w/encl. by hand delivery)

BOARD OF ZONING ADJUSTMENT
District of Columbia
CASE NO. 18655
EXHIBIT NO. 25

#26482698_v1

**BEFORE THE BOARD
OF ZONING ADJUSTMENT
FOR THE DISTRICT OF COLUMBIA**

APPLICATION OF	**BZA APPLICATION NO. 18655**
BANK OF AMERICA, N.A.	**HEARING DATE: DEC. 3, 2013**
1102 H STREET, N.E.	**ANC 6A02**

STATEMENT OF THE APPLICANT

I.

NATURE OF RELIEF SOUGHT

Bank of America, N.A. ("Applicant") submits this statement in support of its application to the Board of Zoning Adjustment for special exception relief pursuant to 11 DCMR § 3104.1 from the requirements of section 1302.4(a), which limits the areas of ground floors that can be devoted to banks to 20 percent.[1] The relief requested will permit the Applicant to occupy approximately 87.45 percent of the ground floor area with a bank facility.

The Applicant intends to install a remote automated teller machine ("ATM") banking center within the ground floor of the existing building at 1102 H Street, N.E., Washington, D.C. (Square 981, Lot 806) (the "Property"). The Property is owned by UOF-H Street LLC, and the Applicant is the lessee of the ground floor. The Property is located in the H Street-Residential Overlay, within the underlying C-2-A District, as shown on the zoning map attached as Exhibit A. The proposed use of the ground floor as a bank is appropriate for the Property, fully

[1] No more than twenty percent (20%) of the ground level floor area shall be devoted to banks, loan offices or other financial institutions, travel agencies, or other ticket offices. 11 DCMR § 1302.4(a). However, section 1304.1 of the Zoning Regulations authorizes the Board to grant special exception relief from the requirements of Chapter 13 of the Zoning Regulations.

compatible with the surrounding area, and will not substantially impair the intent, purpose, and integrity of the Zone Plan.

II.

JURISDICTION OF THE BOARD

The Board of Zoning Adjustment ("BZA" or "Board") has jurisdiction to grant the special exception relief requested herein pursuant to D.C. Code § 6-641.07 (2001 ed.) and 11 DCMR § 3104.1.

III.

BACKGROUND

A. Description of the Site

The Property is located at 1102 H Street, N.E., at Lot 806 in Square 981, which is bounded by I Street to the north, 11th Street to the west, H Street to the south, and 12th Street to the east, all located in the northeast quadrant of Washington, D.C. The Site is presently improved with a two and a half story building constructed in the late nineteenth-century, with an extremely small footprint of only 913 square feet. At some point, the front portion of the building was altered to lower the first floor to the sidewalk level; however, the rear portion of the ground floor remains four feet higher than the sidewalk. The bank will occupy 798.18 square feet, or 87.45 percent, of the ground floor, with the remaining 107.57 square feet devoted to the separate street entrance lobby and stairs to the second floor. The Property is zoned C-2-A and is located within the H Street-Residential Overlay.

B. Description of the Surrounding Area

The Property is located in the 1100 block of H Street, N.E. This segment of H Street is continuing to be redeveloped with a wide variety of commercial, residential, and mixed use buildings. As a neighborhood in transition, many of H Street's existing structures are being converted and adaptively repurposed into uses that are more appropriate for the current operation and program of the area. Businesses in the surrounding area include fast food restaurants, bars and lounges, convenience stores, clothing stores, an AutoZone, and hair and nail salons. Patrons need cash to purchase goods and services at these businesses, but there is presently a lack of safe and convenient ATMs in the immediate vicinity.

C. Project Description

The Applicant proposes to occupy the front part of the ground floor of the existing building with an ATM banking center. The proposed ATM installation consists of three parts: (i) the publicly available ATM lobby facing the street, consisting of approximately 178 square feet of space (19.5 percent of the ground floor); (ii) the secure ATM room containing the service area for the ATMs consisting of approximately 119.7 square feet of space (13.1 percent of the ground floor space); and (iii) a semi-secure access area in the rear allowing utility companies access to the electric meters (54.8 percent of the ground floor space). The two ATM machines within the building will be visible from the street through the retail storefronts. The remote bank facility is un-manned and visited on occasion by a vendor to service the ATMs.

IV.

<u>THE APPLICANT MEETS THE TEST FOR SPECIAL EXCEPTION RELIEF UNDER THE ZONING REGULATIONS</u>

A. Relief Requested

The Applicant seeks a special exception from section 1302.4(a) of the Zoning Regulations, which limits the areas of ground floors that can be devoted to banks to 20 percent. The Applicant proposes to occupy approximately 87.45 percent of the ground floor area with a bank facility.

B. Standard of Review

Pursuant to section 1304.1 of the Zoning Regulations, the Board may grant relief from the 20 percent limitations on banks as a special exception, provided that the Applicant demonstrates compliance with the following Neighborhood Commercial ("NC") Overlay standards:

a) The excepted use, building, or feature at the size, intensity, and location proposed will substantially advance the stated purposes of the NC Overlay District and the particular NC Overlay District, and will not adversely affect neighboring property, nor be detrimental to the health, safety, convenience, or general welfare of persons residing or working in the vicinity;
b) Exceptional circumstances exist, pertaining to the property itself or to economic or physical conditions in the immediate area, that justify the exception or waiver;
c) Vehicular access and egress are located and designed so as to minimize conflict with principal pedestrian ways, to function efficiently, and to create no dangerous or otherwise objectionable traffic conditions; and
d) The Board may impose requirements pertaining to design, appearance, signs, size, landscaping, and other such requirements as it deems necessary to protect neighboring property and to achieve the purposes of the NC Overlay District and the particular overlay district.

11 DCMR § 1304.1(a)-(d).

Additionally, the Applicant must demonstrate compliance with the special exception standards for the H Street Overlay under section 1325, many of which overlap with those of the NC Overlay:

a) The project is consistent with the design intent of the design requirements of § 1324 and the design guidelines of the H Street N.E. Strategic Development Plan;
b) The architectural design of the project shall enhance the urban design features of the immediate vicinity in which it is located; and, if a historic district or historic landmark is involved, the Office of Planning report to the Board shall include review by the State Historic Preservation Officer and a status of the project's review by the Historic Preservation Review Board;
c) Vehicular access and egress shall be located and designed so as to encourage safe and efficient pedestrian movement, minimize conflict with principal pedestrian

ways, function efficiently, and create no dangerous or otherwise objectionable traffic conditions;

d) Parking and traffic conditions associated with the operation of a proposed use shall not adversely affect adjacent or nearby residences;

e) Noise associated with the operation of a proposed use shall not adversely affect adjacent or nearby residences; and

f) The size, type, scale, and location of signs shall be compatible with the surrounding corridor and consistent the design guidelines of the H Street N.E. Strategic Development Plan.

11 DCMR § 1325.1.

The Board may impose requirements pertaining to design, appearance, signs, massing, landscaping, and other such requirements as it deems necessary to protect neighboring property and to achieve the purposes of the H Street Overlay District. 11 DCMR § 1325.3. Additionally, the Applicant must demonstrate that projects requiring a special exception are consistent with the design intent of the design requirement of section 1324 and the design guidelines of the H Street N.E. Strategic Development Plan. 11 DCMR §1325.4.

C. Compliance with the Special Exception Test

Relief granted through a special exception is presumed appropriate, reasonable and compatible with other uses in the same zoning district, provided the specific regulatory requirements for the relief requested are satisfied. The D.C. Court of Appeals has consistently emphasized the narrow scope of the Board's discretion in reviewing special exception applications:

> In evaluating requests for special exceptions, the Board is limited to a determination of whether the exception sought meets the requirements of the particular regulation on which the application is based. ... The applicant has the burden of showing that the proposal complies with the regulations; but once that showing has been made, the Board ordinarily must grant the application.

National Cathedral Neighborhood Ass'n v. District of Columbia Bd. of Zoning Adjustment, 753 A.2d 984, 986 n.1 (D.C. 2000); *see also Stewart v. District of Columbia Bd. of Zoning*

Adjustment, 305 A.2d 516, 518 (D.C. 1973) (noting that "[s]pecial exceptions, unlike variances, are expressly provided for in the Zoning Regulations"). If the specific requirements of the regulation are met, in other words, the Board is generally precluded from denying an application for special exception relief.

1) <u>The Purposes of the NC and H Street Overlays will be Substantially Advanced (§1304.1)</u>

a) *The NC Overlay*

The proposed ATM installation will substantially advance the purposes of the Neighborhood Commercial ("NC") Overlay and will not adversely affect neighboring property, nor be detrimental to the health, safety, convenience, or general welfare of persons residing or working in the vicinity. The ATM installation will promote commerce by providing convenient remote banking facilities to persons residing and working in the vicinity.

The general purposes of the NC Overlay are to "[e]ncourage a scale of development, a mixture of building uses, and other attributes, such as safe and efficient conditions for pedestrian and vehicular movement, all of which will be as generally required by the Comprehensive Plan." 11 DCMR § 1300.3(a). Here, the proposed banking facility will promote the existing scale of development through the re-use of an existing small-scale building with an extremely limited floorplate. The second floor of this building will be available for other permitted uses, thereby encouraging a continued mix of retail and service options. In fact, the second floor has been renovated and leased to a hair salon within the last six months. In contrast, the ground floor has remained vacant despite the landlords efforts to lease the space due to its difficult configuration and small size.

The ATM installation will also "[e]ncourage the retention and establishment of a variety of retail, entertainment, and personal service establishments, predominantly in a continuous pattern at the ground level, so as to meet the needs of the surrounding area's residents, workers, and visitors." The H Street corridor has only two full-service banks on this stretch of H Street, N.E. They are PNC Bank and Bank of America located across the street from one another at 8th and H Streets, N.E. The number of ATM machines along the H Street corridor that do not charge fees to customers is extremely limited. The few ATMs that do exist are unaffiliated with a major bank and charge fees set by the provider.

This ATM installation is part of a reconfiguration of three nearby Bank of America facilities. Presently, at 961 H Street, N.E., there are two walk-up ATMs and a drive-in ATM. That site is being redeveloped and the three ATMs will be relocated. The drive-up will be moved to Hechinger's Mall at 1600 Benning Road, N.E., and the two walk-up ATMs will be relocated to 1102 H Street, N.E. The proposed installation is necessary to not only continue serving the needs of the bank's own customers but also the numerous businesses along H Street by allowing their patrons convenient and ready access to cash for purchases of goods and services, or the ability for businesses to make deposits. The proposed ATM installation will directly meet the needs of the surrounding area's residents, workers, and visitors.

Finally, the NC Overlay is designed to "[l]imit the maximum permitted height of new buildings so as to encourage a general compatibility in scale between new and older buildings." 11 DCMR § 1300.3(c). Because the ATM installation does not propose any new construction or increase in height of the existing building, it is fully consistent with this goal of the NC Overlay.

b) *The H Street Overlay*

The proposed ATM installation will substantially advance the purposes of the H Street Overlay District. The purposes of the H Street Overlay are to implement the policies and goals of the Comprehensive Plan and H Street N.E. Strategic Development Plan; encourage residential uses along the H Street, N.E. corridor; encourage the clustering of uses into unique destination districts along the corridor, particularly the provision of affordable units and the reuse of upper floors; establish design guidelines for new and rehabilitated buildings that are consistent with the historic character and scale of the overlay district; and encourage the reuse of existing buildings along the corridor.[2]

The Comprehensive Plan incorporates the policies and goals of the H Street N.E. Strategic Development Plan under the policy focus area for Capitol Hill known as the H Street/Benning Road Focus Area. 10A DCMR § 1511.2. The Strategic Development Plan recommends the development of four thematic areas along the H Street corridor. 10A DCMR § 1511.6. The ATM installation site is located within the central retail area, which extends on H Street from 7th Street to 12th Street, N.E. As noted in the Comprehensive Plan, "[t]his area is envisioned as the 'downtown' of the H Street community. Existing retail space is to be revitalized, and new mixed use projects combining ground floor retail and upper story housing are encouraged. Parking is to be enhanced by removing on-street parking restrictions and identifying opportunities for structured off-street parking." 10A DCMR § 1511.6.

The H Street Strategic Development Plan recommends that the central retail district should include initiatives "to increase the competitiveness of existing businesses, attract new

---

[2] The purposes of the H Street Overlay also include the encouragement of residential uses, the reuse of existing buildings, and the redevelopment of those portions of Squares 1026, 1027, 1049, and 1050 within the overlay but not fronting on H Street. Because this site is not located in these squares and fronts on H Street, this provision is inapplicable.

investment, encourage the renovation of storefronts and buildings, attract small office and apartment uses in upper story spaces, and encourage infill development on vacant and underutilized sites." *H Street NE Strategic Development Plan,* 34.

The proposed ATM installation promotes these policies and goals of the Comprehensive Plan and H Street Strategic Development Plan by revitalizing ground floor retail space and renovating an existing storefront. The proposed banking services will help increase the competitiveness of existing businesses and attract new investment by supporting commerce in the central retail district and the businesses that line the H Street corridor.

c) *No Adverse Effects to Neighboring Property and No Detrimental Effects*

The proposed ATM facility's occupancy of 87.45 percent of the ground floor will not adversely affect neighboring properties, nor be detrimental to the health, safety, convenience, or general welfare of persons residing or working in the vicinity. To the contrary, the proposed ATM installation will enhance the retail corridor by providing safe and convenient access to cash that workers and residents can use for the purchase of goods and services along H Street. Moreover, it will eliminate a vacant storefront and thus contribute to the economic stability of the neighborhood.

2) <u>Exceptional Circumstances Justifying the Exception (§1304.1(b))</u>

Exceptional circumstances pertaining to the Property, as well as economic and physical conditions in the immediate area, justify an exception to the 20 percent ground floor occupancy limitation on banks. First, the Applicant is constrained by the existing building on the site, which has an extremely small floor plate and a two-level ground floor. The building was originally constructed in the late nineteenth century as a two-story building with a raised basement. Since then, the front portion of the first floor has been lowered to ground level, to a depth of approximately 43 feet from H Street. The remaining rear portion of the building is roughly four feet higher than the front part of the ground floor. As a result, the ground floor is extremely awkward to fill, and combined with the building's exceptionally small floorplate, the Applicant is constrained from complying with section 1302.4(a) of the Zoning Regulations. Furthermore, the Property has no alley access, making it particularly difficult for service vehicles to stop at this location. All trash, loading, and deliveries have to occur through the front of the building on H Street, which is further hampered by the bus stop located directly in front of the Property. Given these exceptional constraints, the Property owner has had an extremely difficult time finding tenants. While the ground floor has been vacant for over two years, the owner successfully renovated and rented the second floor of the building to a hair salon. The Applicant has been the only viable offer for the ground floor level.

Third, successful ATM facilities require adequate space to accommodate a secure lobby for customers, and a semi-secure access area for ATM machinery and utility maintenance. In this case, the proposed lobby and ATM service area occupy just less than 300 square feet of space, with the remaining 500 square feet devoted to accessory access. In order to meet the 20 percent limitation, the building would need a ground floor area of approximately 4,000 square feet. While an ATM facility could meet the 20 percent ground floor limitation in a building with a larger footprint, the exceptionally small size of the existing building is insufficient to accommodate the minimum ATM requirements. The ground floor is also extremely inefficient and awkward due to its split level.

Fourth, the economic and physical conditions in the immediate area justify the exception. Presently, there are a limited number of ATMs in the H Street corridor, thereby causing hardship to residents and workers in need of cash that can be used for the purchase of goods and services in the immediate area. While the area has cash machines not associated with banks located in convenience stores, liquor stores, and check cashing stores, these are generally not favored by many of the business and restaurant patrons because of the additional fees charged and the sometimes unattractive nature of the stores in which the AMT facilities are located.

3) No Objectionable Vehicular or Pedestrian Traffic (§ 1304.1(c))

The ATM facility is designed to capture existing pedestrian traffic along H Street and it is not expected to generate any independent vehicular trips to the site. Any passenger vehicle traffic to the site would have access to on-street parking. The facility does not provide any vehicular access or egress and thus will not conflict with any principal pedestrian pathways, or otherwise create any dangerous or objectionable traffic conditions.

4) Board Imposed Conditions (§§ 1304.1(d) and 1325.3)

The Property has been attractively designed to comport with the H Street design guidelines and provide high-visibility and secure access to remote banking services that will support residents, workers, and business in the community. Consequently, the Applicant does not anticipate the need for any additional conditions or design requirements for the successful operation of the ATM installation.

5) Project Comports with the Design Requirements (§ 1325.1(a))

a) *H Street Overlay Design Requirements*

The proposed ATM installation is consistent with the design intent of the H Street Overlay design requirements of section 1324 of the Zoning Regulations, to the extent they are applicable. Virtually all of the design requirements of the H Street Overlay District apply to new construction, residential uses, or parking structures, none of which apply to this application. *See* 11 DCMR §§ 1324.1 – 1324.7; 1324.11 – 1324.13.

Under section 1324.8 of the Zoning Regulations, each commercial use with frontage on H Street, N.E., shall devote not less than 50 percent of the surface area of the streetwall at the ground level to display windows having clear or clear/low-emissivity glass, and to entrances to commercial uses or to the building. As shown on Sheet A02.02 of the attached architectural drawings, 50 percent or more of the ground level streetwall and commercial entrance are devoted to clear display windows. No security grilles are proposed and thus section 1324.9 is inapplicable. In compliance with section 1324.10, the commercial use for this building is providing an individual public entrance directly accessible from the public sidewalk on H Street. Because no projection signs are proposed for this ATM installation, section 1324.14 is inapplicable. As shown on Sheet A02.02 of the architectural drawings, the Applicant proposes to install a façade panel sign on the brick façade above the display windows. As such, it will not interrupt windows or doors, and does not project more than 12 inches from the face of the building, in full compliance with section 1324.15. Consistent with section 1324.16, no roof sign is proposed. As a result, the proposed ATM installation at the Property is consistent with section 1324's design requirements.

b) *H Street N.E. Strategic Development Plan Design Guidelines*

i) Storefront Configuration:

The proposed alterations to the building to accommodate the ATM installation comport with the storefront configuration guidelines. The windows and doors of the ground floor will occupy no less than 60 percent of the total storefront; windows are set no more than 18 inches above the ground and within 12 inches of the finished ceiling; transom windows are located above the doors and storefront; no black glass, opaque glass, or other "false window" techniques are used, except for the area of glass to the left of the partitioning wall that separates the adjacent stairwell from the ATM customer area, which may be blacked out; no garage, security or service doors face the street; and there are no wire mesh security grilles.

ii) Storefront Materials:

The proposed alterations to the building to accommodate the ATM installation also comport with the storefront material guidelines. The storefront is comprised of a combination of brick, wood, metal or glass; the windows and doors are made of aluminum or wood, and may be painted; the windows and doors use clear close, providing an unobstructed view into the ATM lobby of at least 12 feet; the storefront doors are more than 50 percent clear glass, including the secure access door on H Street.

iii) Storefront Finishes:

The proposed alterations to the building to accommodate the ATM installation also comport with the storefront finishes guidelines. The existing brick façade will remain and metal, framing will be used for the windows.

iv) Windows and Doors:

The proposed alterations to the building to accommodate the ATM installation also comply with the guidelines for windows and doors with respect to configuration, materials, and finishes. Windows and doors are vertically oriented and extend to within 24 inches of the building corner. Window frames are of wood or metal; the door will be wood, glass or steel; and no changes are proposed to the other windows or doors on the building.

v) Awnings and Canopies:

The proposed ATM installation does not include any awnings or canopies, and as such, these guidelines are inapplicable.

vi) Walls:

The proposed ATM installation will maintain the existing nineteenth century streetwall of the building, and thus will comply with these provisions.

vii) Roofs, Parapets, and Cornices:

The proposed ATM installation does not propose any changes to the building above the storefront level, and as such, these guidelines are inapplicable.

6) Architectural Enhancements of Immediate Vicinity (§ 1325.1(b))

The architectural design of the project enhances the urban design features of the immediate vicinity and the existing structure. The building is not a landmark or located within a historic district and thus no review by the Historic Preservation Review Board is required.

7) Vehicular Access and Egress (§ 1325.1(c))

This requirement regarding vehicular access and egress is the same as section 1304.1(c) of the NC Overlay and is addressed above.

8) Parking and Traffic Conditions (§ 1325.1(d))

As discussed above under the NC Overlay requirements, parking and traffic conditions associated with the operation of the proposed ATM installation will not adversely affect adjacent or nearby residents.

9) No Adverse Noise Impacts (§1325.1(e))

The proposed ATM will not generate any noise and thus will not adversely affect adjacent or nearby residences.

10) Signage Compatible with Surrounding Corridor (§§ 1325.1(f) and 1325.2)

The proposed signage is consistent with the size, type, scale and location of other signs within the H Street corridor and is consistent with the design guidelines of the H Street N.E.

Strategic Development Plan, as discussed above. The signage will be located above the show window, constructed of durable materials, and sensitively designed. The signage will not affect the display windows, will not consist of backlit box signs or neon product advertisements, will not block visibility into the ATM lobby, and will not be overly obtrusive.

11) Compliance with H Street N.E. Strategic Development Plan (§ 1325.4)

This requirement is the same as section 1325.1(a) and is addressed above.

12) No Harm to Public Good or Zone Plan

The proposed ATM installation will be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps, and will not tend to affect adversely the use of neighboring property in accordance with the Zoning Regulations and Zoning Map.

VII.

EXHIBITS SUBMITTED IN SUPPORT OF THE APPLICATION

Exhibit A:	A portion of the Zoning Map showing the Site.
Exhibit B:	Portions of Sanborn/tax maps illustrating the Site.
Exhibit C:	Architectural Plans and Drawings for the project.
Exhibit D:	Outline of Testimony of representatives of the Applicant.

VIII.

WITNESSES

The Applicant may call the following witness to testify in support of the application:

A. Joe O'Connor, Bank of America

B. Jeff Farley, Little Architectural Consultants

C. Robin Matthews or Robert Axelrod, Stavins & Axelrod, Property Owner

IX.

CONCLUSION

For the reasons stated above, the requested relief meets the applicable standards for special exception relief under the Zoning Regulations. Accordingly, the Applicant respectfully requests the Board to grant the application.

Respectfully submitted,

HOLLAND & KNIGHT LLP

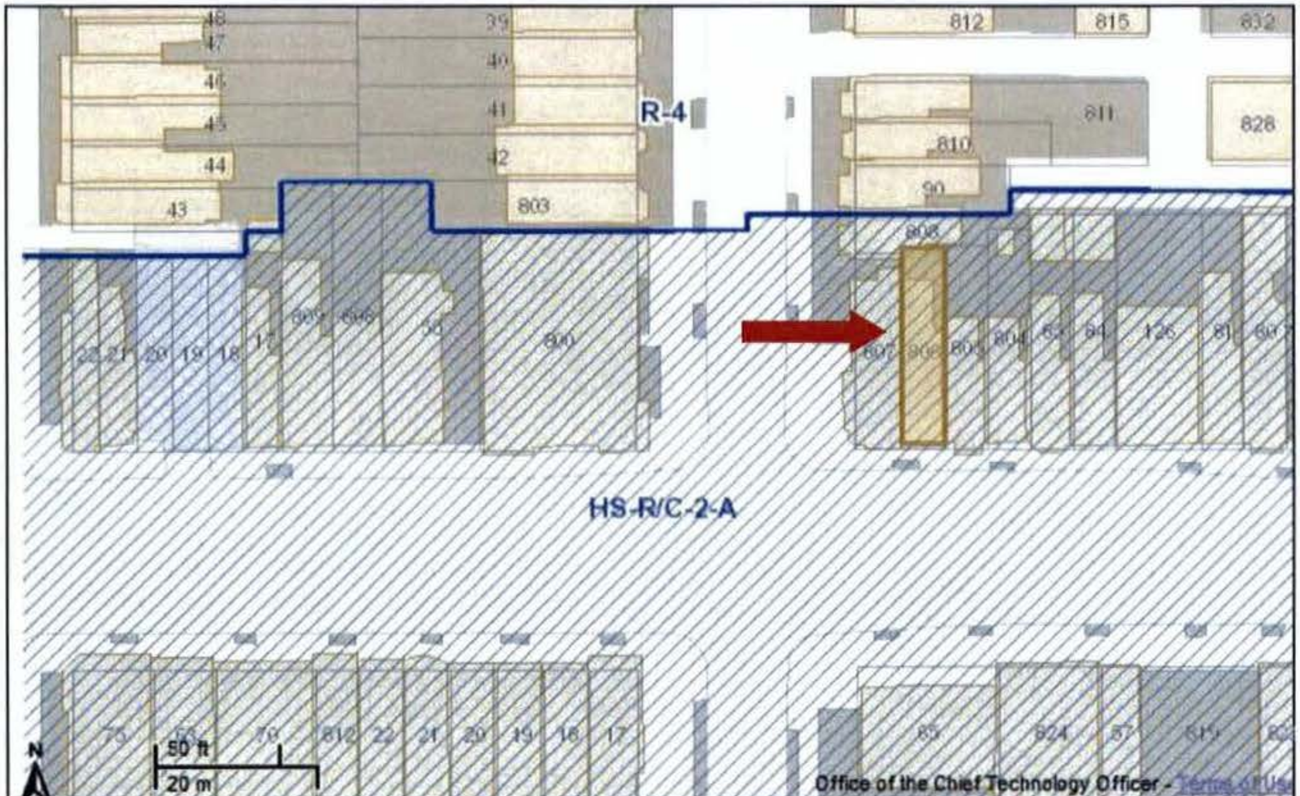
By: ______________________________

Kyrus L. Freeman, Esq.
Mary Carolyn Brown, Esq.
800 17th Street, N.W.
Suite 1100
Washington, D.C. 20006
(202) 955-3000

Exhibit A

Zoning Report for Square: 0981 Lot: 0806

November 15, 2013



Zoning Layers

Zone Districts · Pending Zones · Overlays · Pending Overlays · Baist Index · Historic Districts · Active PUDs · Pending · TDRs · Campus Plans · CEA

Latitude: 38.900375, Longitude: -76.991648

Zoning Data Summary*

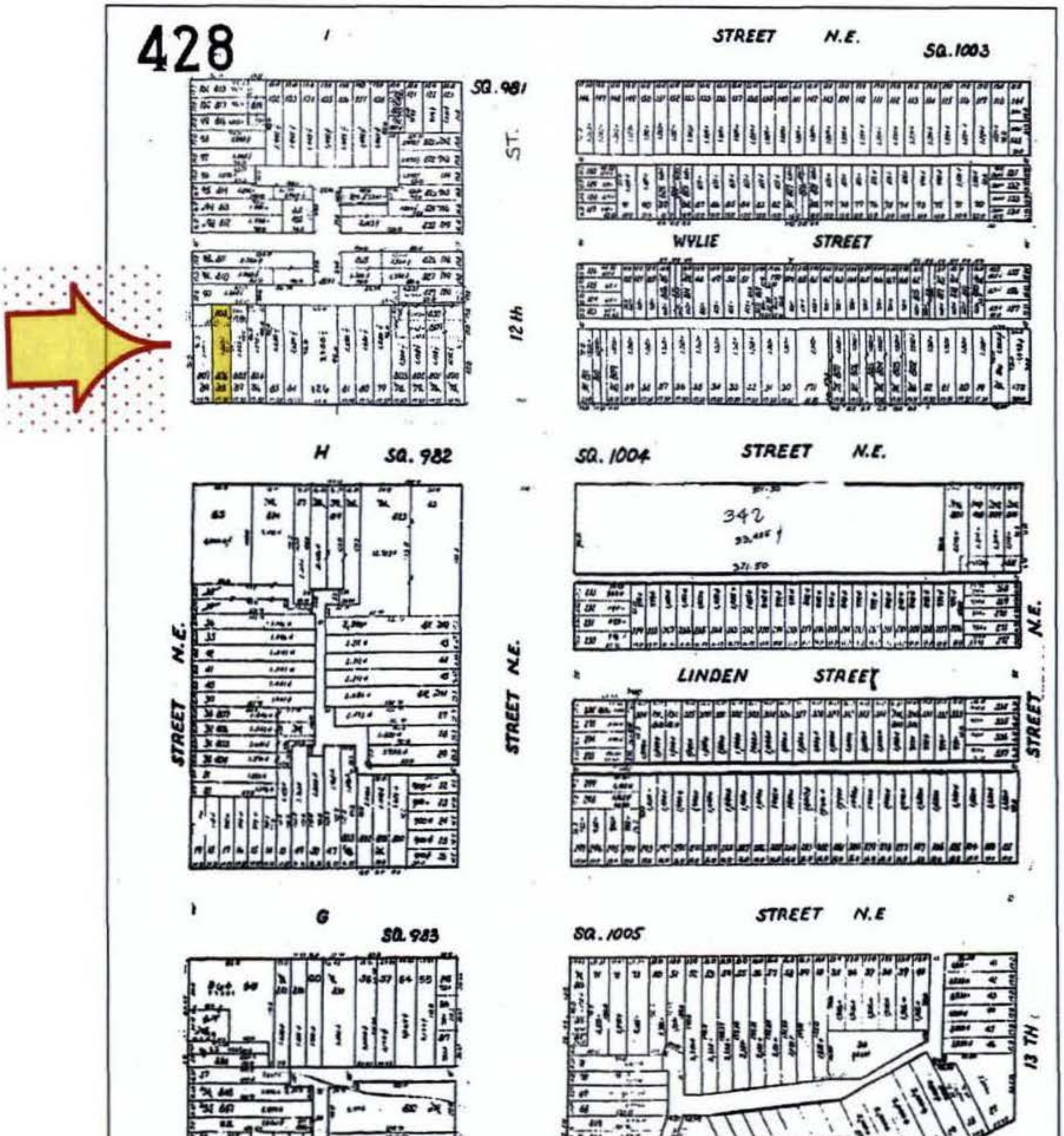
Square/Suffix/Lot	0981 / n/a / 0806
Premises Address	1102 H ST NE
Zoning District (s)	C-2-A
Overlay District (s)	HS
Pending Zoning District(s)	
Pending Overlay District(s)	
PUDs	None
Pending PUDs	None
Ward	6
Council Member	Tommy Wells
ANC	6A
ANC Chairperson	David Holmes
SMD	6A01
Commissioner	J. Omar Mahmud

* For a detailed explanation of zoning related terms, pleaserefer to the DC Zoning Map Glossary available at http://maps.dcoz.dc.gov/css/Map_App_User_Guide/Glossary.pdf.

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

Exhibit B

Portion of Sanborn/Tax Map
1102 H Street, N.E.



Portion of Sanborn Map
1102 H Street, N.E.

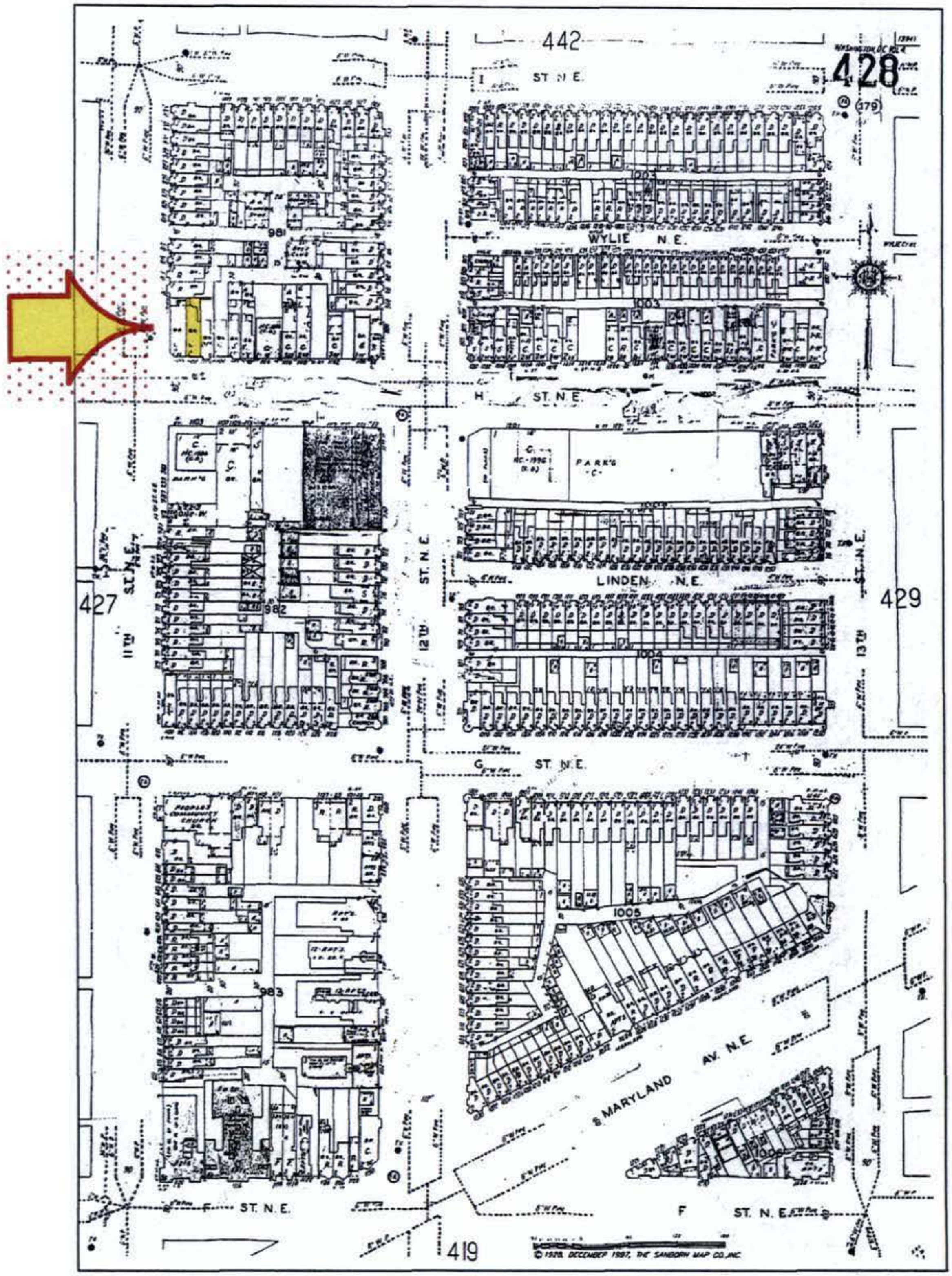


Exhibit C

Bank of America

H Street
Remote ATM

BULLETIN: XX/DDXX
LITTLE PROJECT #: 223.9168.00

1102 H Street, NE
Washington, DC 20002

Facility Partner
CBRE - (ARLINGTON)
PATREECE BUTCHEE
3401 COLUMBIA PIKE #302
ARLINGTON, VIRGINIA 22204
703.302.2529

Architect
LITTLE
4501 North Fairfax Dr.
Arlington, VA 22203
703.908.4501

Mechanical/Electrical
Dwyer Engineering
552 Fort Evans Road NE Suite 200
Leesburg, VA 20176
703.777.5988

Bank of America
H Street
Remote ATM
1102 H Street, NE
Washington, DC 20002

SERIAL NUMBER:	XXX
NRSP VERSION:	XX
BULLETIN:	XX / DD XX

LITTLE

www.littleonline.com

PROJECT INFORMATION

PROJECT ADDRESS:	PROJECT ADDRESS
PROJECT TYPE:	BANK OF AMERICA – TENANT FIT-OUT
PROJECT DESCRIPTION:	NEW REMOTE ATM

BUILDING DATA

USE GROUP:	B – BUSINESS
CONSTRUCTION TYPE:	5B
APPROXIMATE GROSS AREA PER FLOOR:	913 SF
AREA OF WORK:	798 SF
AUTOMATIC SPRINKLER SYSTEM:	NO
HANDICAPPED ACCESSIBILITY STATUS:	CUSTOMER VESTIBULE IS ACCESSIBLE

BUILDING CODE SUMMARY

PROJECT SUMMARY

LEAD DESIGN PROFESSIONAL

APPLICABLE CODES

SCOPE OF WORK

THE SCOPE OF WORK FOR THIS PROJECT IS THE TENANT FIT OUT OF THE FIRST FLOOR FOR THE INSTALLATION OF A NEW WALK-UP AUTOMATED TELLER MACHINE (ATM) WITH AN INTERIOR VESTIBULE FOR THE CUSTOMERS, AN ENCLOSED SPACE FOR THE ATMS, AND AN UNUSED SPACE IN THE REAR WITH NO SPECIFIC PURPOSE OTHER THAN ACCESS TO THE VARIOUS DOORS IN THE SPACE.

THE FRONT OF THE BUILDING WILL HAVE A BANK OF AMERICA SIGN ABOVE THE STOREFRONT WINDOW AND VINYL GRAPHICS ON THE VESTIBULE ENTRANCE DOOR. THE CUSTOMER VESTIBULE (JUST UNDER 20 PERCENT OF THE FIRST FLOOR SPACE) IS THE ONLY PUBLIC AREA ON THE FIRST FLOOR AND PROVIDES CUSTOMER ACCESS TO THE WALK-UP ATMS.

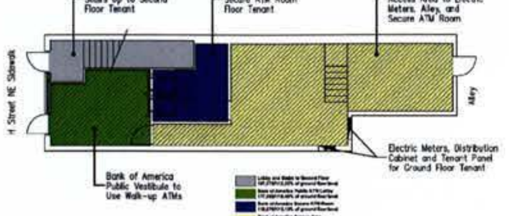
THE ATMS ARE INSTALLED IN A SECURE ROOM JUST BEHIND THE CUSTOMER VESTIBULE ALONG WITH THE SUPPORTING ELECTRONIC EQUIPMENT AND CABINETRY NEEDED FOR THE ATMS TO FUNCTION.

THE FITTED OUT SPACE WILL HAVE ITS OWN HVAC SYSTEM, A SEPARATE ELECTRICAL SYSTEM, AND PHONE/DATA SERVICE.

IT IS IMPORTANT TO NOTE THAT THIS IS AN UNMANNED FACILITY THAT IS VISITED INFREQUENTLY BY TECHNICIANS TO SERVICE THE ATMS AND OTHER EQUIPMENT. NO TOILET OR PLUMBING FACILITIES HAVE BEEN PROVIDED AS PART OF THIS WORK.

GENERAL NOTES

SPACE USE ANALYSIS



First Floor Layout with Area Uses

FINISH NOTES

LOCATION MAP

VICINITY MAP

DRAWING INDEX

ARCHITECTURAL

A00.00	DRAWING INDEX, LOCATION MAP & PROJECT INFORMATION
A01.01	DEMOLITION PLAN AND ELEVATION
A02.01	OVERALL FLOOR PLAN, ATM ROOM LAYOUT, FINISH SCHEDULE
A02.02	FRONT ELEVATION, SECTIONS, AND DETAILS
A02.03	FLOOR AND TILE LAYOUTS AND DETAILS, DOOR SCHEDULE
A12.11	PARABIT READER INFORMATION

ELECTRICAL

E-1	ELECTRICAL NOTES AND SCHEDULES
E-2	ELECTRICAL PLAN

MECHANICAL

M-1	MECHANICAL PLAN

GRAPHIC SYMBOLS

EXISTING CONSTRUCTION
PROPOSED CONSTRUCTION
EXISTING TO BE REMOVED
EXTERIOR ELEVATION INDICATION
ROW ON ELEVATION SHEET WHERE SHOWN
DIRECTION OF ELEVATION
SHEET WHERE SHOWN
INTERIOR ELEVATION INDICATION
LOCATION ON ROW WHERE SHOWN
DIRECTION OF ELEVATION
ROW ON ELEVATION SHEET WHERE SHOWN
SHEET WHERE SHOWN
DETAIL NUMBER
FLOOR LEVEL AND AREA OR PHASE
DESCRIPTION OF SIMILAR OR OPPOSITE
SHEET WHERE SHOWN
AREA TO BE DETAILED
OFFICE — ROOM NAME
ROOM NUMBER
DOOR NUMBER (WITH SCHEDULE)
"N" PREFIX DENOTES DOOR AT NON-DT OPTION ONLY
KEYNOTE (NUMBER DESIGNATION)
PHOTO KEYNOTE (NUMBER DESIGNATION)

Issue	Date & Issue Description	By	Check
01	12/28/12 OWNER REVIEW		
02	07/26/13 CORRECTIONS TO OWNER REVIEW		
03	07/31/13 COORDINATE W/ CONSULTANTS DRAWINGS		

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Project Name
BANK OF AMERICA – H STREET REMOTE ATM
223-9168-00

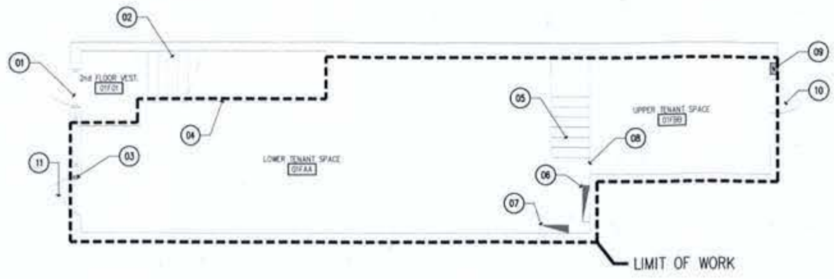
PROTOTYPE LAYOUT

CAD File Name

Description
COVER SHEET

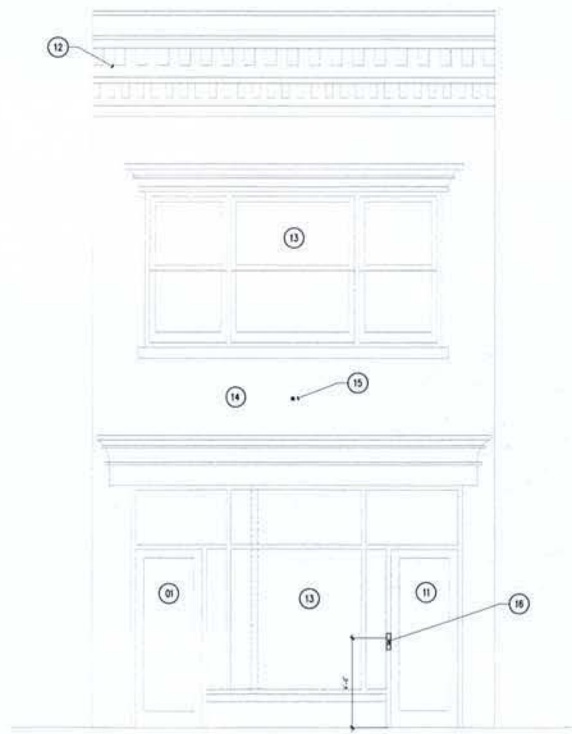
Scale

A00.00



DEMOLITION PLAN
SCALE: 1/4" = 1'-0" North

1



DEMOLITION (EAST) ELEVATION
SCALE: 1/2" = 1'-0"

2

KEY NOTES

01. EXISTING STOREFRONT DOOR TO REMAIN. NOT PART OF SCOPE OF WORK.
02. EXISTING STAIRS TO SECOND FLOOR TO REMAIN UNMODIFIED. NOT PART OF SCOPE OF WORK.
03. MODIFY EXISTING STOREFRONT DOOR FRAME AS REQUIRED FOR NEW BANK OF AMERICA SPEC HARDWARE. SEE DOOR SCHEDULE FOR INFORMATION ON NEW HARDWARE.
04. EXISTING DRYWALL DEMISING PARTITION. SEE ARCHITECTURAL DRAWINGS FOR SECURITY MODIFICATIONS.
05. EXISTING CONCRETE AND MASONRY STAIRS TO REMAIN. SEE ARCHITECTURAL DRAWINGS FOR RAILINGS AND CONCRETE FINISH.
06. EXISTING ELECTRICAL METER BOX. SEE ELECTRICAL DRAWINGS FOR ANY MODIFICATIONS.
07. EXISTING TENANT CIRCUIT BREAKER PANEL. SEE ELECTRICAL DRAWINGS FOR MODIFICATIONS.
08. EDGE OF EXISTING CONCRETE SLAB. CHECK FOR CRACKS AND OTHER IMPERFECTIONS BEFORE INSTALLING NEW METAL RAILINGS.
09. NEW MASONRY OPENING IN EXTERIOR WALL FOR NEW FRESH AIR INTAKE. SEE MECHANICAL DRAWINGS FOR EXACT LOCATION AND SIZE.
10. EXISTING PRIMERED (INSIDE) AND PAINTED (EXTERIOR) HOLLOW METAL DOOR AND FRAME. SEE DOOR SCHEDULE FOR REQUIRED MODIFICATIONS.
11. MODIFY EXISTING STOREFRONT DOOR FOR NEW BANK OF AMERICA HARDWARE AND DECALS/SIGNAGE. SEE DOOR HARDWARE SCHEDULE FOR INFORMATION.
12. EXISTING MASONRY WORK TO REMAIN UNMODIFIED.
13. UNLESS OTHERWISE NOTED, ALL EXISTING GLAZING AND STOREFRONT SYSTEMS ARE TO REMAIN UNMODIFIED.
14. CHECK MASONRY WORK IN THIS AREA FOR ABSOLUTE SOUNDNESS OF THE INSTALLED MATERIAL. A NEW SIGN WILL BE ATTACHED TO THE MASONRY WALL WITH EXPANSION ANCHORS.
15. CREATE A HOLE IN THE EXISTING MASONRY AS REQUIRED FOR THE INSTALLATION OF THE ELECTRICAL CONDUIT FOR THE NEW SIGN.
16. MODIFY EXISTING ALUMINUM STOREFRONT TUBING FOR INSTALLATION OF NEW CARD READER ENTRY SYSTEM AND KEY SWITCH.

SHEET NOTES

A. NOT USED.
B. G.C. TO VERIFY EXISTING CONDITIONS AND NOTIFY ARCHITECT OF DISCREPANCIES.
C. PATCH AND REPAIR ANY WALL, CEILING & FLOOR FINISHES IN AREA OF DEMOLITION. IF MATCHING CARPET CANNOT BE FOUND, REPLACE WITH NEW CARPET OF SIMILAR CONSTRUCTION AND COLOR. PROVIDE SAMPLES TO OWNERS REP FOR BANK OF AMERICA STORE DESIGN FOR APPROVAL.

Bank of America H Street Remote ATM

1102 H Street, NE
Washington, DC 20002

SERIAL NUMBER: XXX
NRSP VERSION: XX
BULLETIN: XX / DD XX

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Seal/Signature

Project Name
BANK OF AMERICA - H STREET REMOTE ATM
223-9168-00

PROTOTYPE LAYOUT

CAD File Name

Description
DEMOLITION PLAN AND ELEVATION

Scale

A01.01

FINISH LEGEND

CERAMIC TILE DALTILE CONTACT; EMAIL: NATIONAL_ACCOUNT@DALTILE.COM; TOLL FREE NUMBER: 877.556.5728; FAX 214.309.4228

CT-1	FIELD TILE: 13" X 20" DALTILE: VERANDA 3/8" THICK TILE SAND P505 - SKU#P50513201P
	GROUT (G-1): STARQUARTZ QUARTZLOCK2 255 SOLID BUFF - SKU#9999630741
CT-2	ACCENT TILE: 3" X 20" DAL TILE: VERANDA 3/8" THICK TILE GRAVEL P501 - SKU#P50132010P1
	GROUT (G-1): STARQUARTZ QUARTZLOCK2 255 SOLID BUFF - SKU#9999630741
CT-3	PERIMETER TILE: 13" X 20" DALTILE: VERANDA 3/8" THICK TILE SUEDE P524 - SKU#P52413201P
	GROUT (G-2): STARQUARTZ QUARTZLOCK2 290 CHESTNUT - SKU#9999630756

VINYL COMPOSTITION TILE

VCT-1	MANNINGTON COMMERCIAL, ESSENTIALS, 219 TOFFEE 12X12, 18" GAUGE ETEVA BALDWIN, CUSTOMER SERVICE REP. MANNINGTON COMMERCIAL PHONE: 800-241-2262 EXT. 6581 EMAIL: ETEVA_BALDWIN@MANNINGTON.COM

WALL BASE

B-2	JOHNSONITE FLEXIBLE COVE WALL BASE, RUBBER, 4"X 1/8", #107 NEUTRALITY.
B-4A	JOHNSONITE MILLWORK WALL BASE, MW-XX-H MANDALAY, 4 1/2"X 3/8", 00 PAINTABLE, PAINT TO MATCH WALL.

PAINT

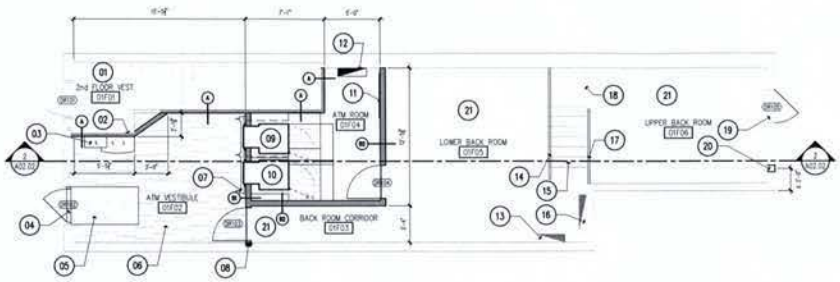
P-1	BENJAMIN MOORE; ECO SPEC WB INTERIOR LATEX EGGSHELL ENAMEL NO. OC-122: COLOR: COTTON BALLS
P-2	BENJAMIN MOORE; ECO SPEC WB INTERIOR LATEX SEMI-GLOSS ENAMEL NO. OC-122 COLOR: COTTON BALLS
P-3	BENJAMIN MOORE; ECO SPEC WB INTERIOR LATEX FLAT FINISH NO. 373: COLOR: DOVE WING

ACOUSTICAL CEILING TILE

ACT-1	USG OLYMPIA MICRO CLIMAPLUS (CATALOG NUMBER 4231)

WALK-OFF MAT

WM-1	REESE PERFEC MAT/RUBBER HINGE/ TREAD RAILS: ANODIZED ALUMINUM, CLEAR/ POLYPROPYLENE BRUSH, GRAY/SQUARE VINYL EDGE, BLACK



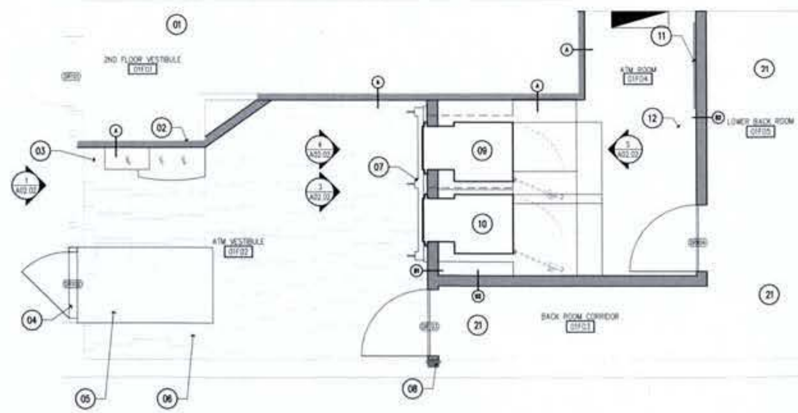
NEW OVERALL FLOOR PLAN
SCALE: 1/4" = 1'-0" North

1

ROOM FINISH SCHEDULE

	RM. #	ROOM NAME	FLOOR	BASE	WALL	CEILING	CLG. HGT	NOTES
EXTG. CONDITIONS	01FAA	LOWER TENANT SPACE	EXTG	EXTG	EXTG	EXTG	13'-6"	
	01FBB	UPPER TENANT SPACE	EXTG	EXTG	EXTG	EXTG	13'-6"	
	01F01	SECOND FLOOR VESTIBULE	EXTG	EXTG	EXTG	EXTG	EXTG	LANDLORD'S SPACE-NO WORK IN THIS AREA
NEW SPACES/FINISHES	01F02	ATM VESTIBULE	CT-X	B-4A	P-1	P-1	10'-6"	SEE DETAIL 3/A02.03 FOR TILE LAYOUT
	01F03	BACK ROOM CORRIDOR	SEALED	NONE	P-1	EXTG	13'-6"	
	01F04	ATM ROOM	VCT-1	B-2	P-1	ACT-1	8'-0"	4" RUBBER COVE BASE
	01F05	LOWER BACK ROOM	SEALED	EXTG	EXTG	EXTG	13'-6"	FINISH NEW MATERIALS/WALLS TO MATCH
	01F06	UPPER BACK ROOM	SEALED	EXTG	EXTG	EXTG	13'-6"	

DOOR FINISH SCHEDULE



ATM FACILITY DETAIL
SCALE: 1/2" = 1'-0" North

2

KEY NOTES

01. EXISTING VESTIBULE AND STAIRS ACCESSING THE SECOND FLOOR-NO WORK IN THIS AREA.
02. EXISTING DEMISING WALL TO BE REINFORCED AS PER WALL DETAIL "A" ON SHEET A02.02.
03. NEW BMA 5000B ATM CHECK DESK FURNISHED AND INSTALLED BY BANK OF AMERICA.
04. EXISTING STOREFRONT DOOR TO BE MODIFIED TO ACCEPT CARD READER ACCESS SYSTEM (BY GC) AND VINYL LETTERS DOOR KIT (FURNISHED AND INSTALLED BY BANK OF AMERICA). ADJUST CLOSER TO REQUIRE NO MORE THAN 8.5 POUNDS OF EFFORT TO OPEN THE DOOR FROM EITHER SIDE.
05. WM-1 WALK-OFF MAT
06. NEW CERAMIC TILE FLOOR. SEE DETAIL 2/A02.03 FOR DETAILS.
07. NEW BANK OF AMERICA SPEC SURROUND SUR-WING-DOUBLE-MOD-NARROW-84 FURNISHED AND INSTALLED BY BANK OF AMERICA. ELECTRICAL HOOK-UP BY GC.
08. REINFORCE STEEL STUD WALL AS REQUIRED FOR INSTALLATION OF NEW SECURE HOLLOW METAL DOOR FRAME.
09. NEW NCR 5886 WALK-UP ATM FURNISHED AND INSTALLED BY BANK OF AMERICA.
10. NEW NCR 5886 WALK-UP ATM INSTALLED AT 2010 ADA HEIGHT SPECIFICATIONS. FURNISHED AND INSTALLED BY BANK OF AMERICA.
11. NEW 3/4" X 4' X 8' FIRE TREATED PLYWOOD PANEL TO MOUNT NEW ELECTRONICS.
12. ATM ROOM SUB-PANEL. SEE ELECTRICAL DRAWINGS FOR RISER DIAGRAM AND CIRCUITS.
13. EXISTING TENANT ELECTRICAL PANEL. MODIFY AS NEEDED. SEE ELECTRICAL DRAWINGS FOR DETAILS.
14. NEW PAINTED STEEL PIPE STAIR RAILING. SEE SHEET A02.03 FOR DETAILS.
15. EXISTING CONCRETE STAIRS TO BE SEALED WITH EXISTING CONCRETE FLOOR. SEE NOTE #21 FOR FURTHER INFORMATION.
16. EXISTING METER BASE AND C/T CABINET.
17. NEW PAINTED STEEL PIPE RAILING ALONG EDGE OF CONCRETE FLOOR. SEE SHEET A02.03 FOR DETAILS.
18. EDGE OF EXISTING CONCRETE SLAB IN UPPER BACK ROOM.
19. EXISTING PAINTED HOLLOW METAL DOOR AND FRAME. SEE DOOR SCHEDULE FOR MODIFICATIONS.
20. NEW 7"ø OPENING IN BRICK FOR NEW HVAC FRESH AIR INTAKE. SEAL BETWEEN DUCT WORK AND MASONRY WITH FIRE RETARDANT FOAM SEALANT. AIR INTAKE HEIGHT @ 96" A.F.F.
21. TREAT ALL EXISTING CONCRETE FLOORS AND STAIRS NOT GETTING CERAMIC OR VINYL TILE WITH AN ACRYLIC TYPE CONCRETE SEALER. WHEN INSTALLING THE SEALER THE SPACE IS TO BE FORCE VENTILATED TO THE REAR ALLEY TO PREVENT FUMES FROM PENETRATING THE SECOND FLOOR. APPLY ACCORDING TO MANUFACTURER'S DIRECTIONS.

SHEET NOTES

A. EXISTING PLAN IS FOR REFERENCE ONLY. FIELD VERIFY EXISTING CONDITIONS.
B. G.C. TO VERIFY EXISTING CONDITIONS AND NOTIFY ARCHITECT OF DISCREPANCIES.
C. PATCH AND REPAIR ANY WALL, CEILING & FLOOR FINISHES IN AREA OF DEMOLITION. IF MATCHING CARPET CANNOT BE FOUND, REPLACE WITH NEW CARPET OF SIMILAR CONSTRUCTION AND COLOR. PROVIDE SAMPLES TO OWNERS REP FOR BANK OF AMERICA STORE DESIGN FOR APPROVAL.

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1102 H Street, NE
Washington, DC 20002

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Seal/Signature

Project Name
BANK OF AMERICA - H STREET REMOTE ATM
223-9168-00

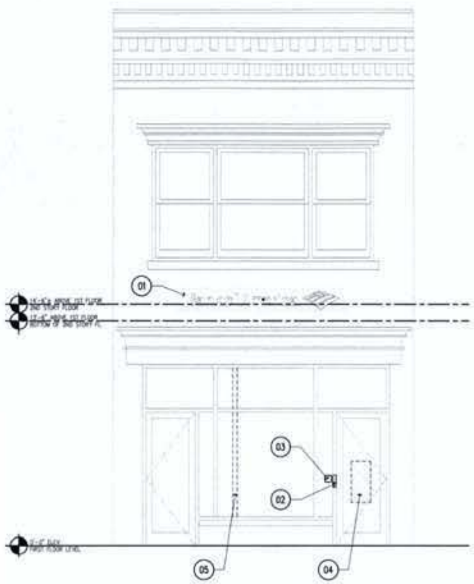
PROTOTYPE LAYOUT

CAD File Name

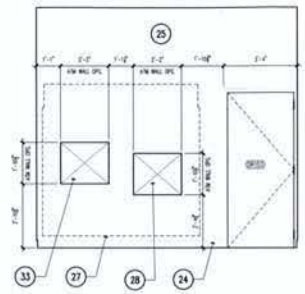
Description
NEW LAYOUT AND FINISH SCHEDULE

Scale

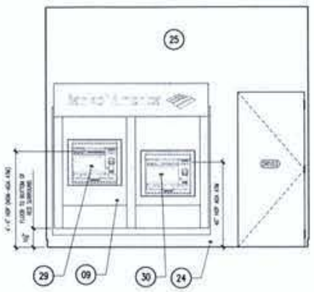
A02.01



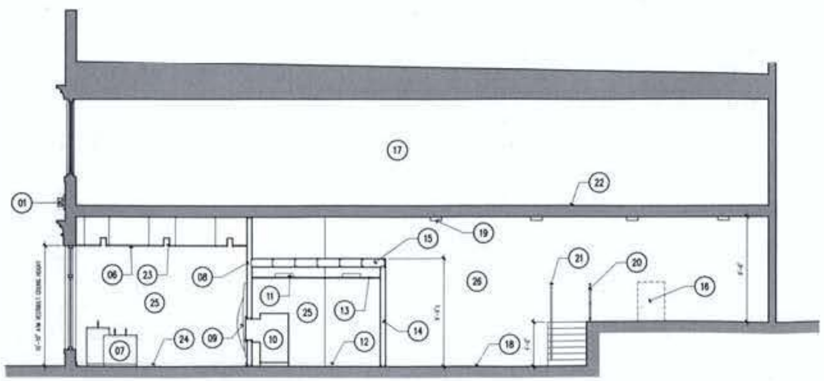
NEW FRONT ELEVATION 1
SCALE: 3/8" = 1'-0"



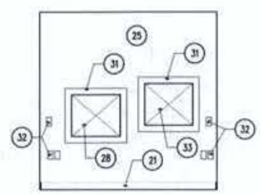
ATM WALL OPENING ELEVATION 3
SCALE: 1/2" = 1'-0"



ATM HOP ELEVATION 4
SCALE: 1/2" = 1'-0"



SECTION 2
SCALE: 1/4" = 1'-0"



ATM WALL ELEVATION IN ATM ROOM 5
SCALE: 1/2" = 1'-0"

KEY NOTES

01 NEW BANK OF AMERICA SPEC SIGN (FURNISHED AND INSTALLED BY BANK OF AMERICA. ELECTRICAL CONNECTION BY GC.)
02 NEW CARD READER AND KEY SWITCH (FURNISHED AND INSTALLED BY BANK OF AMERICA).
03 NEW CARD READER INSTRUCTIONS BY BANK OF AMERICA
04 NEW VINYL DOOR KIT FURNISHED AND INSTALLED BY BANK OF AMERICA
05 NEW DRYWALL PARTITION BEHIND GLASS
06 NEW SUSPENDED DRYWALL CEILING @ 10'-10" A.F.F. PAINT P-1.
07 NEW ATM VESTIBULE DESK (FURNISHED AND INSTALLED BY BANK OF AMERICA).
08 NEW TYPE B1 SECURITY WALL TO UNDERSIDE OF SECOND FLOOR. SEE SHEET A02.03.
09 NEW BANK OF AMERICA SPEC SURROUND SUR-WNG-DOUBLE-MOD-NARROW-84 (FURNISHED AND INSTALLED BY BANK OF AMERICA).
10 NEW NCR 5886 WALK-UP ATM (FURNISHED AND INSTALLED BY BANK OF AMERICA).
11 TYPE E/EE FLUORESCENT LIGHT FIXTURES
12 TYPE B-2 RUBBER COVE BASE.
13 NEW ACT-1 SUSPENDED CEILING @ 8'-0" A.F.F.
14 NEW TYPE B2 SECURITY PARTITION. SEE SHEET A02.03.
15 NEW ATM ROOM DECK WITH 8" COLD ROLLED STEEL JOISTS @ 16" O.C. WITH 3/4" FIRE TREATED PLYWOOD TOP DECK AND 1/2" CEMENT BOARD UNDERSIDE ALL GLUED AND SCREWED TO JOISTS WITH 1-3/16" BUGLE HEAD SCREWS @ 6" O.C.
16 HVAC UNIT WITH FRESH AIR INTAKE AND COMPRESSOR LOCATED ON ALLEY ELEVATION.
17 SECOND STORY TENANT SPACE - NO WORK IN THIS AREA
18 TREAT ALL CONCRETE FLOORS AND STAIRS NOT RECEIVING A VINYL OR CERAMIC TILE FINISH WITH AN ACRYLIC TYPE CONCRETE SEALER. DURING INSTALLATION THE SPACE IS TO BE FORCE VENTILATED TO THE ALLEY TO PREVENT FUMES FROM REACHING THE SECOND FLOOR SPACE.
19 NEW SURFACE MOUNTED FLUORESCENT LIGHT FIXTURE WITH WRAP AROUND ACRYLIC LENS. SEE ELECTRICAL DRAWINGS FOR SPECS.
20 NEW 1-1/2"Ø PAINTED STEEL PIPE RAILING ALONG EDGE OF UPPER CONCRETE FLOOR. SEE A02.03 FOR DETAIL.
21 NEW 1-1/2"Ø PAINTED STEEL PIPE STAIR RAILING. SEE SHEET A02.03 FOR DETAIL.
22 UL RATED DEMISING FLOOR BETWEEN FIRST AND SECOND FLOOR TENANT SPACES.
23 NEW TYPE B/BE TOP HAT LIGHT FIXTURES.
24 NEW TYPE B-4A BASE.
25 NEW PAINTED DRYWALL COLOR P-1
26 EXISTING DRYWALL TO REMAIN AS IS.
27 OUTLINE OF NEW ATM SURROUND.
28 NEW WALL OPENING FOR ADA ATM.
29 NEW NCR 5886 WALK-UP ATM INSTALLED AT STANDARD HEIGHT.
30 NEW NCR 5886 WALK-UP ATM INSTALLED AT 2010 ADA COMPLIANT HEIGHT
31 NEW 1 X 4 PAINTED WOOD TRIM AROUND NEW ATM WALL OPENINGS INSIDE ATM ROOM. PAINT TWO COATS OF P-2.
32 ELECTRICAL AND LOW VOLTAGE OUTLETS FOR NEW ATMS. SEE ELECTRICAL DRAWINGS.
33 NEW ATM WALL OPENING FOR STANDARD HEIGHT ATM.

SHEET NOTES

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Seal/Signature

Project Name
BANK OF AMERICA - H STREET REMOTE ATM
223-9168-00

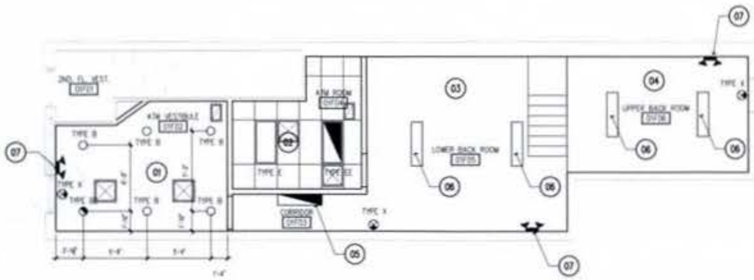
PROTOTYPE LAYOUT

CAD File Name

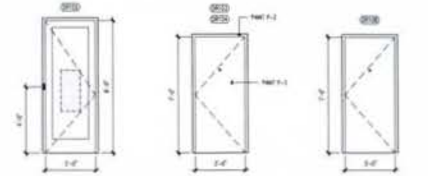
Description
ELEVATIONS AND SECTIONS

Scale

A02.02



REFLECTED CEILING LAYOUT 1
SCALE: 1/4" = 1'-0"



EXISTING 3/0 X 8/0 CLEAR ALUM. STOREFRONT DOOR AND FRAME

ADD PANIC BAR LOCK RELEASED BY CARD READER SYSTEM

ADD SCHLAGE KEYWAY EXTERIOR DEADBOLT

REPLACE EXISTING THRESHOLD WITH ADA THRSHOLD TO WORK WITH NEW WALK-OFF MAT INSIDE

NEW 3/0 X 7/0 PAINTED HOLLOW METAL FRAME

3/0 X 7/0 X 1-3/4" SOLID CORE PAINT GRADE WOOD DOOR

3 X 4.5 NRP HINGES US26 FINISH

DOOR SILENCERS

CYPHER LOCK WITH LEVER HANDLE AND SCHLAGE KEYWAY

CLOSER

WIDE ANGLE PEEPHOLE

EXISTING 3/0 X 7/0 PAINTED HOLLOW METAL FRAME

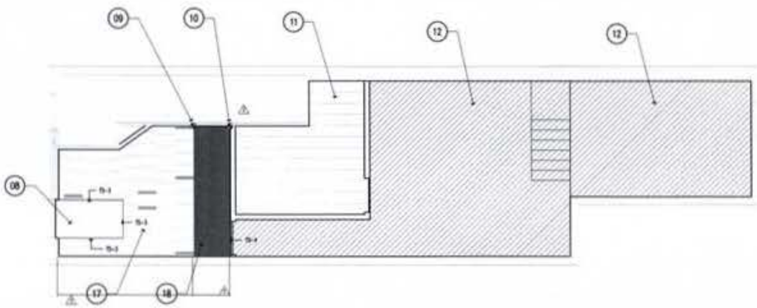
EXISTING 3/0 X 7/0 X 1-3/4" HOLLOW METAL DOOR

REPLACE EXISTING LOCKSET WITH PRIVACY LOCKSET WITH US26 FINISH AND SCHLAGE KEYWAY

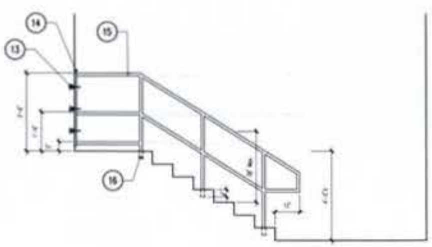
ADD WIDE ANGLE PEEPHOLE

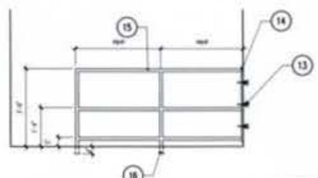
DOORS NOT LISTED ARE OUTSIDE THE SCOPE OF WORK

DOOR SCHEDULE 2
SCALE: 1/4" = 1'-0"



FLOOR FINISH LAYOUT 3
SCALE: 1/4" = 1'-0"





STEEL RAILING NOTES:
1. ALL STEEL PIPE RAILINGS TO BE SCHEDULE 40 1.5" I.D. STEEL PIPE.
2. ALL WELDS ARE TO BE FULL PENETRATING WELDS, FILLED AS NECESSARY AND GROUND SMOOTH.
3. BEFORE PAINTING, STEEL IS TO BE CLEANED OF MILL SCALE, DIRT, AND OIL AND THE SURFACE SANDED WITH A FINE GRIT PAPER.
4. ALL SURFACES OF THE RAILINGS ARE TO BE PAINTED WITH ONE COATING OF RED OXIDE PRIMER AND TWO COATS OF GLOSS BLACK ENAMEL.

STEEL RAILING ELEVATIONS 4
SCALE: 1/2" = 1'-0"

KEY NOTES

01 NEW PAINTED SUSPENDED DRYWALL CEILING @ 10'-10" A.F.F. COLOR P-1.
02 NEW ACT-1 SUSPENDED 2 X 4 ACOUSTICAL CEILING @ 8'-0" A.F.F.
03 EXISTING UNDERSIDE OF SECOND FLOOR @ 13'-6" A.F.F.
04 EXISTING UNDERSIDE OF SECOND FLOOR @ 9'-6" A.F.F.
05 NEW SURFACE MOUNT TWO TUBE 80 WATT FLUORESCENT LIGHT FIXTURE WITH WRAP AROUND ACRYLIC LENS AND BATTERY BACKUP MOUNTED ON WALL @ 8'-0" A.F.F.
06 NEW SURFACE MOUNT TWO TUBE 80 WATT FLUORESCENT LIGHT FIXTURE WITH WRAP AROUND ACRYLIC LENS AND BATTERY BACKUP MOUNTED ON UNDERSIDE OF SECOND FLOOR.
07 NEW SURFACE MOUNTED EMERGENCY BATTERY POWERED LIGHTS WITH TWO HEADS. REF. TO ELECTRICAL DRAWINGS FOR DETAILS.
08 NEW WM-1 WALK-OFF MAT.
09 CERAMIC TILE FIELD START POINT.
10 CERAMIC TILE BOUNDARY START POINT.
11 VCT-1 12 X 12 VINYL COMPOSITION TILE.
12 TREAT ALL CONCRETE FLOORS AND STAIRS NOT RECEIVING A NEW VINYL OR CERAMIC TILE FINISH WITH AN ACRYLIC TYPE CONCRETE SEALER. THE SPACE IS TO BE FORCE VENTILATED INTO THE ALLEY TO PREVENT FUMES FROM MIGRATING TO THE SECOND STORY TENANT SPACE.
13 NEW 1/2"ø EXPANSION ANCHORS TO SECURE RAILING PLATE TO WALL. SUPPLEMENT WALL CONSTRUCTION IF REQUIRED TO PROVIDE SECURE ANCHORING BASE. ANCHORING TO A DRYWALL PARTITION IS NOT ACCEPTABLE.
14 NEW 3/16" STEEL MOUNTING PLATE FOR NEW STEEL PIPE RAILINGS.
15 NEW 1.5" I.D. SCHEDULE 40 STEEL PIPE FULLY WELDED FOR MONOLITHIC STRUCTURE. ALL WELDS TO BE FULLY PENETRATING AND GROUND SMOOTH BEFORE PAINTING.
16 CORE DRILL 4" DEEP X 2"ø POCKETS TO INSTALL RAILS. SET RAILING IN EPOXY ANCHORING CEMENT (FLOW ROCK OR EQUAL).
17 CT-1 FIELD TILE AND CT-2 ACCENT TILE AS SHOWN. SEE KEY NOTE #9 FOR LAYOUT START POINT.
18 CT-3 PERIMETER TILE AS SHOWN. SEE KEY NOTE #10 FOR LAYOUT START POINT.

SHEET NOTES

A. EXISTING PLAN IS FOR REFERENCE ONLY. FIELD VERIFY EXISTING CONDITIONS.
B. G.C. TO VERIFY EXISTING CONDITIONS AND NOTIFY ARCHITECT OF DISCREPANCIES.
C. PATCH AND REPAIR ANY WALL, CEILING & FLOOR FINISHES IN AREA OF DEMOLITION. IF MATCHING CARPET CANNOT BE FOUND, REPLACE WITH NEW CARPET OF SIMILAR CONSTRUCTION AND COLOR. PROVIDE SAMPLES TO OWNERS REP FOR BANK OF AMERICA STORE DESIGN FOR APPROVAL.

Bank of America H Street Remote ATM

1102 H Street, NE
Washington, DC 20002

SERIAL NUMBER: XXX
NRSP VERSION: XX
BULLETIN: XX / DD XX

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Issue	Date & Issue Description	By	Check
01	12/28/12 OWNER REVIEW		
02	01/28/13 CORRECTIONS TO OWNER REVIEW		
03	01/31/13 COORDINATE W/ CONSULTANTS DRAWINGS		

Seal/Signature

Project Name
BANK OF AMERICA – H STREET REMOTE ATM
223-9168-00

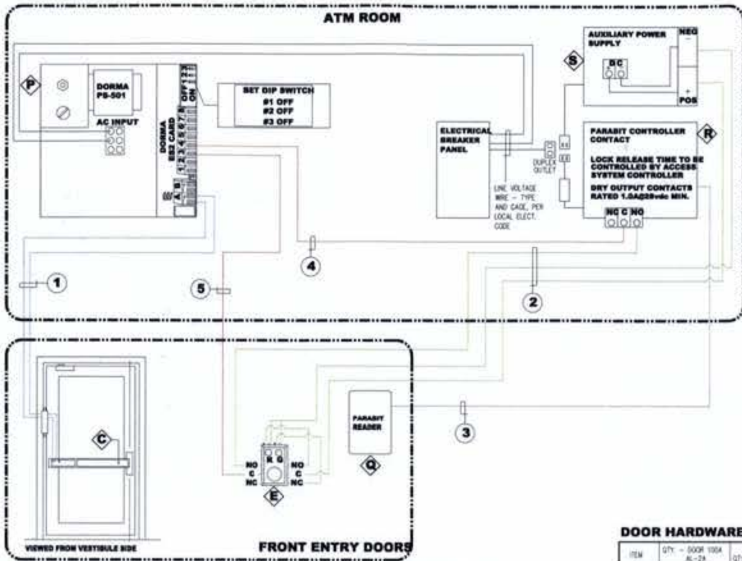
PROTOTYPE LAYOUT

CAD File Name

Description
ARCHITECTURAL DETAILS

Scale

A02.03



E SCHEMATIC WIRING DIAGRAM FOR ATM DOOR 100B

SCALE: NO SCALE

WIRING

WIRE GAUGE TO BE SIZED BASED ON THE LENGTH OF THE RUN

RUN	WIRE GAUGE	RESPONSIBILITY
1	14 AWG 2 CONDUCTOR	PROVIDED AND INSTALLED BY BANK WIRING VENDOR WIRING CONNECTIONS MADE BY ADT
2	18 AWG 8 CONDUCTOR	PULLED FROM NER TO ABOVE CEILING AT ENTRANCE BY BANK WIRING VENDOR G.C. TO PREPARE ALL MULLION CUTOUTS FOR ALL MULLION MOUNTED DEVICES AND EXTEND WIRES FROM ABOVE CEILING TO ALL DEVICE LOCATIONS WIRING CONNECTIONS MADE BY ADT
3	18 AWG 8 CONDUCTOR	PULLED FROM NER TO ABOVE CEILING AT ENTRANCE BY BANK WIRING VENDOR. CONNECTIONS MADE BY ADT G.C. TO PREPARE ALL MULLION CUTOUTS FOR ALL MULLION MOUNTED DEVICES AND EXTEND WIRES FROM ABOVE CEILING TO ALL DEVICE LOCATIONS WIRING CONNECTIONS MADE BY ADT
4	18 AWG 8 CONDUCTOR	PROVIDED AND INSTALLED BY BANK WIRING VENDOR WIRING CONNECTIONS MADE BY ADT
5	18 AWG 8 CONDUCTOR	PROVIDED AND INSTALLED BY BANK WIRING VENDOR WIRING CONNECTIONS MADE BY ADT

FUNCTION STATEMENTS

FROM EXTERIOR-LOCKED CONDITION AFTER HOURS:

ATM DOORS: ACCESS VIA VALID CARD WHICH UNLOCKS EXIT DEVICE ON ATM DOORS. CUSTOMERS PULL TRIM FOR ENTRANCE.

SINGLE DOOR: BANK ASSOCIATE USES A KEY TO OPERATE THE CYLINDER ON THE DOOR TO MANUALLY UNLATCH THE LOCK.

FROM EXTERIOR – UNLOCKED CONDITION DURING BUSINESS HOURS:

ATM DOORS: PARABIT CONTROLLER HOLDS DOORS UNLOCKED ON A TIME SCHEDULE. CUSTOMERS PULL TRIM FOR ENTRANCE

SINGLE DOOR: DOOR IS LOCKED AT ALL TIMES.

FROM INTERIOR

ATM DOORS: FREE EGRESS BY PUSHING PANIC HARDWARE AT ALL TIMES.

SINGLE DOOR: BANK ASSOCIATE USES A KEY TO OPERATE THE CYLINDER ON THE DOOR TO MANUALLY UNLATCH THE LOCK. DOOR IS LOCKED AT ALL TIMES.

SECURE LOCKDOWN FROM INTERIOR DURING BUSINESS HOURS:

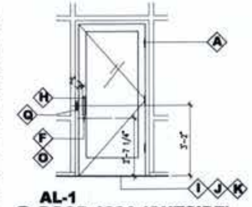
ATM DOORS: IN THE EVENT OF AN EMERGENCY, BANK ASSOCIATE USES A KEY TO OPERATE THE INTERIOR KEYSWITCH WHICH WILL OVERRIDE THE ACCESS SYSTEM AND SECURE THE DOOR (RED LED). EGRESS WILL STILL BE ALLOWED. AFTER THE EVENT, ASSOCIATE USES A KEY TO OPERATE THE KEYSWITCH AND THE DOOR WILL RESUME OPERATION UNDER PARABIT CONTROLLER SYSTEM (GREEN LED).

SINGLE DOOR: DOOR SHALL BE LOCKED AT ALL TIMES.

EVACUATION LOCKDOWN FROM EXTERIOR DURING BUSINESS HOURS:

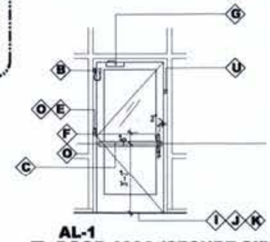
ATM DOORS: IN THE EVENT OF AN EVACUATION, BANK ASSOCIATE USES INTERIOR KEYSWITCH WHICH WILL OVERRIDE THE ACCESS SYSTEM AND SECURE THE DOORS (RED LED). EGRESS WILL STILL BE ALLOWED AND ASSOCIATE WILL EXIT THROUGH THE SINGLE DOOR

SINGLE DOOR: DOOR SHALL BE LOCKED AT ALL TIMES.



C AL-1 DOOR 100A (OUTSIDE)

SCALE: 1/2" = 1'-0"



D AL-1 DOOR 100A (SECURE SIDE)

SCALE: 1/2" = 1'-0"

DOOR HARDWARE

ITEM	QTY. – DOOR 100A AL-2A	AL-2B QTY. – DOOR 100B	DESCRIPTION	RESPONSIBLE PARTY
A	4 EA	8 EA	HINGE	
B	NOT USED	2 EA	TRANSFER: ELECTRICAL POWER TRANSFER	
C	1 EA	2 EA	PANIC HARDWARE	CONTRACTOR/ FACILITY PARTNER: FURNISH AND INSTALL TOUCH BAR. RUN AWG FROM TOUCH BAR TO PARABIT CONTROLLER.
D			NOT USED	
E	NOT USED	1 EA, INSTALLED ON DOOR 100A FRAME	KEY SWITCH (RECESS MOUNTED ON INTERIOR JAMB FRAME). SEE NOTE 1	CONTRACTOR/ FACILITY PARTNER: FURNISH AND INSTALL KEY SWITCH & RUN AWG FROM KEY SWITCH TO PARABIT CONTROLLER. PROVIDE MORTIS CYLINDER AND KEYS. SECURITY: MAKES FINAL CONNECTION TO KEY SWITCH.
E1			NOT USED	
F	1 EA	1 EA	CYLINDER (TEMPORARY CYLINDER USED DURING CONSTRUCTION, TO BE REPLACED WITH ITEM "O" AFTER CONSTRUCTION)	
G	1 EA	2 EA	CLOSER	
H	1 EA	2 EA	PULL HANDLE	
I	1 EA	2 EA	SWEEP	
J	1 EA	1 EA	WEATHERSTRIP	
K	1 EA	1 EA	THRESHOLD	
L			NOT USED	
M			NOT USED	
N			NOT USED	
O	1 EA	2 EA	PERMANENT CYLINDER	
P	1 EA		POWER SUPPLY WITH ES2 CARD	CONTRACTOR/ FACILITY PARTNER/ BoA NOS: PROVIDE DUPLEX OUTLET FOR PARABIT CONTROLLER.
Q	NOT USED	1 EA	CARD READER (SURFACE MOUNTED ON EXTERIOR JAMB FRAME). SEE DETAIL 7/12.02	SECURITY: FURNISHES AND INSTALLS CARD READER. CONTRACTOR/FACILITY PARTNER: PERFORM DRILLING AND CUTTING OF MULLION & RUN AWG TO PARABIT CONTROLLER.
R	1 EA		PARABIT CONTROLLER	SECURITY: FURNISHES AND INSTALLS CONTROLLER AT LOCATION INDICATED ON PLANS. TESTS CONTROLLER AS PER MANUFACTURER'S SPECIFICATIONS.
S	1 EA		AUXILIARY POWER SUPPLY	
T	NOT USED	1 EA	EXIT BUTTON	CONTRACTOR/ FACILITY PARTNER: PERFORM DRILLING AND CUTTING OF MULLION & RUN AWG FROM BUTTON TO PARABIT CONTROLLER. SECURITY: FURNISHES AND INSTALLS BUTTON.
U	NOT USED	2 EA	JAMB SECURITY CAMERA	

A-1 HARDWARE

SCALE: SEE DRWGS.

01

Bank of America
H Street
Remote ATM

1102 H Street, NE
Washington, DC 20002

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Seal/Signature

Project Name
BANK OF AMERICA – H STREET REMOTE ATM
223-9168-00

PROTOTYPE LAYOUT

CAD File Name

Description
PARABIT READER DETAILS

Scale

A12.11

GENERAL NOTES

1. Materials, equipment, and systems shall meet all pertinent requirements of the Underwriters Laboratory (UL), the 2006 International Mechanical Code, the 2006 International Plumbing Code, the 2006 International Energy Conservation Code, American Society of Heating, Refrigeration and Air-Conditioning Engineers (ASHRAE), Sheet Metal and Air Conditioning Contractors National Association (SMACNA), American Gas Association (AGA), National Fire Protection Association (NFPA), and other nationally recognized agencies as well as applicable local codes.
2. Bidders shall be licensed contractors in accordance with local and state laws.
3. Bidders shall thoroughly acquaint themselves with the conditions under which the work is to be performed. They shall examine all services, equipment, surfaces, etc., which this work is in any way dependent upon, and bring any discrepancies determined or omissions found in the drawings to the owner's attention before submitting bid. Verify all dimensions by field measurements.
4. The systems shown on the drawings shall be provided to serve all fixtures, equipment, and areas within the Contract Limit Lines as set forth by the Architectural solution for the project. The bidding and contract requirements, general requirements, and general provisions shall apply to this section. Systems shall include all equipment, appurtenances, safety devices, and controls necessary for the intended service.
5. All permits and fees required for this work shall be secured and paid for by the mechanical contractor and included in bid price.
6. Anything drawn or specified on these plans shall not be construed to conflict with any local, municipal or state law, regulation or ordinance which governs the installation of any mechanical or related work. Where any portion of the systems is not installed as in accordance with applicable laws, ordinances, regulations and codes, this contractor shall make all changes required by the enforcing authorities in a manner approved by the owner and without additional cost to the owner. Where plan requirements are more stringent than code, the installation shall be in accordance with the plans.
7. Where job conditions require changes from the contract documents that do not change the scope of installation or nature of work required, the contractor shall make such changes without additional cost to the owner. No other changes may be made without written permission of the owner.
8. All equipment shall be new and unused, UON, and shall bear the label of an approved agency. All equipment shall be installed in strict conformance to manufacturer's instructions, except where these specifications require a higher quality installation than recommended by manufacturer. All mechanical equipment shall be provided with installation instructions, which shall be made available at the job site.
9. All installed systems, devices and related items shall be tested in place on site. Replace any and all contractor-supplied defective devices, items or systems at contractor's own expense before completion of the project. Report any problems with existing to remain (ETR) items to owner for resolution.
10. Contractor shall guarantee all work for which materials are furnished, fabricated or field erected, all factory assembled equipment for which no specific manufacturer's guarantee is furnished, and all work in connection with installing manufacturer's guaranteed equipment. This contractor's guarantee shall exist for a period of one (1) year from the date of final owner acceptance of the work and shall apply to defects in material and to defective workmanship of any kind.
11. Contractor shall replace at contractor's own expense any contractor-supplied materials, equipment, and related items that fail or are found to be defective within the guarantee period.
12. Arrange for chases, slots, and openings in other building components to allow for mechanical installations. Coordinate the installation of required supporting devices and sleeves to be set in poured in place concrete and other structural components, as they are constructed. Coordinate the cutting and patching of building components to accommodate installation of mechanical equipment and materials.
13. Sequence, coordinate, and integrate installations of mechanical materials and equipment for efficient flow of the Work. Give particular attention to large equipment requiring positioning prior to closing-in the building.
14. Coordinate mechanical equipment and materials installation with other building components. Coordinate the installation of mechanical materials and equipment above ceilings with suspension system, light fixtures, and other installations.
15. Equipment locations, roof & wall openings are approximate; verify size and coordinate with G.C., equipment supplier, and owner. Provide steel framing around roof opening(s) where required and around wall opening(s) where required.
16. Do not endanger or damage installed Work through procedures and processes of cutting and patching. Arrange for repairs required to restore other work, because of damage caused as a result of mechanical installations.
17. Where mounting heights are not detailed or dimensioned, install mechanical services and overhead equipment to provide the maximum headroom possible.
18. Install mechanical equipment to facilitate maintenance and repair or replacement of equipment components. As much as practical, connect equipment for ease of disconnecting, with minimum of interference with other installations.
19. For all air systems: adjust fans, supply register dampers, and duct volume dampers as needed to balance all systems to match listed airflows (+/- 10%), and provide a written summary report. Replace fan drive if required to achieve design airflows. Air balance shall be performed by an independent AABC or NEBB certified firm. Summary report shall include design, preliminary and final airflow data, and shall include a list of deficiencies.
20. The entire installation, including the gauges of ductwork, shall be in strict compliance with SMACNA standards, except where these specifications require a stricter installation standard. System is 1" pressure class, UON. All ducts shall be sealed to meet SMACNA Class B requirements minimum, and shall be supported at intervals not exceeding 10'. Sealant shall be UL 181A or 181B certified.
21. All 90 degree turns in supply and return ductwork shall be mitered elbows with turning vanes at 2" spacing extended in the direction of airflow, or smooth radius elbows with a radius-to-width ratio of 1.0 or greater. Mitered elbows without turning vanes, square-throat radiused-heel elbows, and radiused-throat square-heel elbows are NOT acceptable. All duct transitions shall be smooth (30 degree taper maximum), not abrupt.
22. All supply and return and outside air ducts inside the building thermal envelope shall be insulated with 1.5" fiberglass duct insulation. All supply and return ductwork outside the building thermal envelope shall be insulated with 3" fiberglass duct insulation (minimum R-8 "installed" value). Insulation shall be fiberglass wrap with scrim-reinforced foil backing. Seal all joints and punctures to preserve vapor barrier.
23. All diffusers and grilles shall be factory finished white, unless otherwise noted.
24. All mechanical equipment shall have vibration isolators, as well as flexible duct connectors. Flexible connectors shall be UL 181 tested and labeled, and shall not exceed 14" in length. Mechanical fasteners and sealants shall be used to connect ducts to mechanical equipment.
25. All duct coverings, linings, tape and vibration isolation connectors shall have a maximum flame spread rating of 25, and a maximum smoke generation rating of 50.
26. All duct dimensions listed on plans are inside clear dimensions.
27. Flexible ducts shall not exceed 10' in length, nor shall they be installed where they must be flattened. Flexible ducts shall be UL 181 tested and labeled, and must be fastened per SMACNA standards. If job conditions do not permit proper installation of flexible duct, rectangular galvanized steel duct with equal free area shall be used instead. Flexible ducts shall not be used above drywall or plaster ceilings.
28. Provide volume dampers at each branch off of a trunk duct to a supply diffuser.
29. All air handlers, condensers, control devices and other mechanical apparatus shall be clearly marked for easy identification and safety. Use black plastic or bakelite name plate engraved with white letters 1/4" high. Punched tape is not acceptable.
30. Mechanical contractor shall furnish record set of drawings with any deviations marked in red ink.
31. Mechanical contractor shall furnish manuals for all new equipment, including, at a minimum, equipment input and output capacity and required maintenance actions, O&M manuals, controls maintenance and calibration information (including wiring diagrams and controls set points), and a complete written narrative of how each system is intended to operate.
32. ALL submittals MUST be sent in pdf format, highlighted or redlined to indicate equipment ID from schedules, model number, performance data, electrical data, dimensions, weights, options and accessories, and shall be emailed to files@dwyer.com and cc:ing the Architect.

MECHANICAL SYMBOLS

12/6	Galvanized steel duct, 1st number is side shown (in inches)
6"	Round flexible duct, size in inches
T	Thermostat, +60" AFF, UON
	Manual volume damper
HSR	High Sidewall Register
HSG	High Sidewall Grille
1	HVAC unit label, see schedule
	Point of connection to existing
UON	Unless otherwise noted
AFF	Above finished floor
LL	Landlord
MC	Mechanical Contractor
GC	General Contractor
EC	Electrical Contractor
PC	Plumbing Contractor
1	Numbered Note
BOA	Bank of America
NIC	Not In Contract
ETR	Existing To Remain
OA	Outside Air
SF	Supply Fan
FURN	Furnace

DIFFUSER & GRILLE SCHEDULE

ID	Mfr	Model	Overall	Neck	CFM	Mounting	Material	DR	TR	FD	Notes
CD-A	Titus	Omni	24/14	8"	170-280	Surface	Steel	YES	NO	NO	1,2,4
CD-B	Titus	Omni	24/24	8"	170-280	T-Bar	Steel	YES	NO	NO	1,2,4
CG-A	Titus	50F	24/12	22/10	400-1100	T-Bar	Aluminum	NO	NO	NO	2,3
CG-B	Titus	300FL	12/12	10/10	0-500	Duct	Aluminum	NO	NO	NO	2,3
CG-C	Titus	50F	24/12	22/10	400-1100	Surface	Aluminum	NO	NO	NO	2,3
CG-D	Titus	350FL	12/12	10/10	0-500	Duct	Aluminum	NO	NO	NO	2,3

ABBREVIATIONS

DR - Radial sliding blade volume damper
TR - Square to round neck transition
FD - Fire damper assembly with radiation blanket

Notes

1. Provide and install accessory blow clips as required to match throw pattern indicated on plan.
2. Provide and install Rapid Mount plaster frame, as necessary
3. Provide and install plenum box full size of grille neck for top connection to duct runout.
4. Provide and install Flexflight radius brace on flex duct.

OUTSIDE AIR CALCULATIONS

Space	Area sq.ft	Occupant Load Per 1,000 sq.ft	People	OA Req'd cfm/person	OA Req'd cfm/sq.ft	MIN OA cfm
ATM Room	92	--	--	--	0.20	18
Storage	440	--	--	--	0.02	22
TOTAL	532					40

Space	Area sqft	Operable Door Area Req. sqft	Actual Door Area sqft
ATM Vestibule	180	8	21

Note: ATM Vestibule meets the requirement of natural ventilation per 2006 IMC Section 402.

NUMBERED NOTES

1. Existing 90MBH input gas furnace model VG7SA090C with 3 ton AC coil model C7BAM0303AC. Verify operation in field and report problems to owner. Clean unit, replace filters, grease all bearings, leak check and charge refrigerant system. Balance blower motor to 1200 CFM.
2. Provide and install Honeywell Vision PRO 8000 or equivalent commercial thermostat. Verify location and mounting height with architect and BOA prior to installation. Provide thermostat lock box to prevent tampering.
3. Connect new duct to existing trunk duct, verify size and point of connection in field. Typical.
4. Provide and install new louver in storefront. Louver shall be Ruskin ELF6375DX, 16" x 12", with bird screen. Verify final louver size and location with architect prior to installation.
5. In-line outside air supply fan, SF-1, see schedule on this sheet. Mount fan to underside of structure with vibration isolation.
6. All existing ductwork shall be vacuumed and cleaned to like-new condition. Patch and seal unused openings. Insulate all supply, return and outdoor air ducts per General Notes.
7. Do not run ducts or piping over electric panels, coordinate exact unit locations with EC.
8. ETR 3-ton air cooled condenser installed on roof, not shown. Verify operation and capacity in field, report problems to engineer.

SUPPLY FAN SCHEDULE

ID	Mfr	Model	CFM	ESP	RPM	Sones	Drive	Motor	Volt/Ph	Dimensions	Wt(lbs)	Serves	Notes
SF-1	Greenheck	CSP-B110	100	0.20"	860	3.0	Direct	90 W	120/1	14"x12"x8"	10	ETR FURN-1 OA	1,2,3,4

NOTES

1. Control via time clock.
2. Fan shall be suspended from structure above ceiling. Vibration isolation shall be spring/neoprene.
3. Speed controller shipped loose with fan, install on fan.
4. With factory installed gravity backdraft damper.

DUCT ELBOW NOTES

ALL 90 DEGREE TURNS MUST EITHER BE MITERED ELBOWS WITH TURNING VANES PER SMACNA.

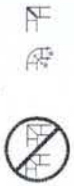
OR, SMOOTH RADIUS ELBOWS (R/W=1.0)

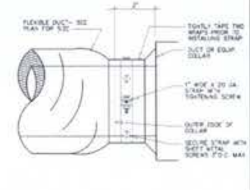
OTHER TYPES OF ELBOWS, INCLUDING THOSE LISTED BELOW ARE NOT PERMITTED:

MITERED ELBOW WITHOUT VANES.

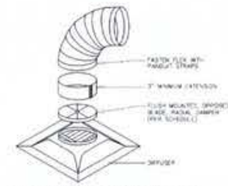
HALF RADIUSED ELBOW.

SEE GENERAL NOTES ON SHEET M1 FOR ADDITIONAL INFORMATION.

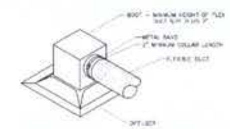




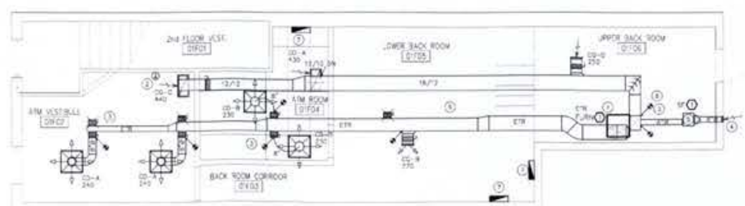
FLEX DUCT CONNECTION DETAIL
NO SCALE



FLEX DUCT CONNECTION TO DIFFUSER DETAIL
NO SCALE



FLEX DUCT CONNECTION TO DIFFUSER BOOT
NO SCALE



MECHANICAL PLAN
1/4" = 1'-0"

Bank of America
H Street
Remote ATM
1102 H Street, NE
Washington, DC 20002

SERIAL NUMBER: XXX
NRSP VERSION: XX
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Issue	Date & Issue Description	By	Check

Seal/Signature

Project Name
BANK OF AMERICA - H STREET ATM

PROTOTYPE LAYOUT

CAD File Name

Description
MECHANICAL PLAN

Scale
1/4" = 1'-0"

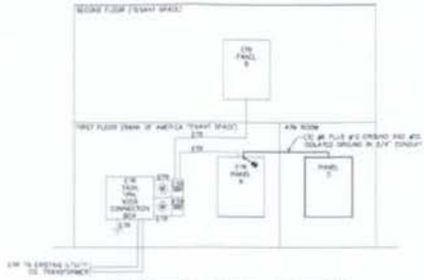
M-1

GENERAL NOTES

[illegible]

ELECTRICAL SYMBOLS

[illegible]



ELECTRICAL RISER DIAGRAM

ETR PANEL SCHEDULE A

[illegible]

PANEL SCHEDULE C

[illegible]

LIGHTING FIXTURE SCHEDULE

[illegible]

COMcheck Software Version 3.9.1

Interior Lighting and Power Compliance Certificate

90.1 (2007) Standard

Section 1: Project Information

Section 2: Interior Lighting and Power Calculation

Section 3: Interior Lighting Fixture Schedule

Section 4: Requirements Checklist

Section 5: Compliance Statement

Section 6: Post Construction Compliance Statement

[illegible]

Bank of America H Street Remote ATM

1102 H Street, NE
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SERIAL NUMBER: XXX
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DWYER ENGINEERING

Issue | Date & Issue Description | By | Check

Project Name

PROTOTYPE LAYOUT

CAD File Name

Description

ELECTRICAL NOTES AND SCHEDULES

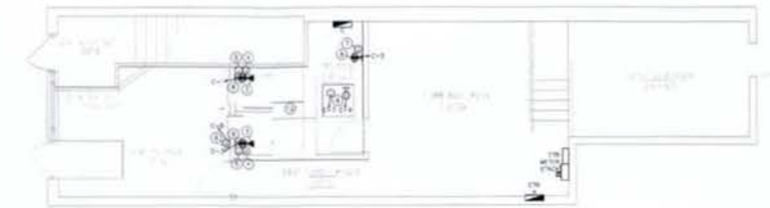
Scale

1/4" = 1'-0"

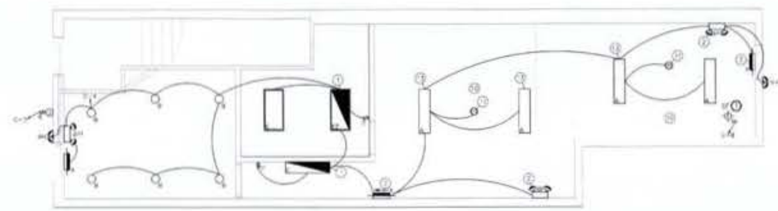
E-1

NUMBERED NOTES

1. Run an unswitched leg to ballast emergency input.
2. Wire ahead of all local controls.
3. Provide and install junction box for voice/data connection, stub 3/4" conduit with pull string 6" above ceiling. Coordinate exact location and mounting height in field.
4. Provide and install junction box for CCTV connection, stub 3/4" conduit with pull string 6" above ceiling. Coordinate exact location and mounting height in field.
5. Provide and install junction box for alarm feed, stub 3/4" conduit with pull string 6" above ceiling. Coordinate exact location and mounting height in field.
6. Provide and install junction box for connection to ATM surround lighting, coordinate exact location and mounting height in field.
7. Provide and install a 2" conduit with pull string from phoneboard to main building phone termination point, coordinate location of phoneboard with architect.
8. ATM and Phoneboard quadraplex outlets are shown for documentation purposes coordinate mounting heights and exact locations with architect.
9. EC shall provide wire and conduit as necessary for card reader system, see sheet A11.11 for additional information.
10. Ceiling is rated assembly, surface mount conduit in this area to avoid excessive penetrations.
11. Stem mount occupancy sensor to below bottom of adjacent ductwork.
12. ATM room interior walls are being constructed with cement board, electrical devices and conduit inside room shall be surface mounted.
13. Provide stem mounting accessories as necessary and mount fixture below ductwork.



ELECTRICAL POWER PLAN



ELECTRICAL LIGHTING PLAN

Bank of America H Street Remote ATM

1102 H Street, NE
Washington, DC 20002

SERIAL NUMBER: XXX
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Issue | Date & Issue Description | By | Check

Seal/Signature

Project Name

PROTOTYPE LAYOUT

CAD File Name

Description

ELECTRICAL PLAN

Scale

1/4" = 1'-0"

E-2

Exhibit D

Joe O'Connor
Bank of America, N.A.

OUTLINE OF TESTIMONY

I. Introduction

II. Subject Property and Existing Conditions

III. Description of Proposed Use of Subject Property

IV. Brief Description of Necessary Relief

V. Conclusion

Jeff Farley
Little Architectural Consultants

OUTLINE OF TESTIMONY

I. Introduction and Experience

II. Description and Location of Subject Property

III. Description of the Proposed Project

  A. Site Constraints

  B. Design Considerations

  C. Floor Plans and Exterior Elevations

  D. Necessary Relief from the Zoning Regulations and Compliance with Standards

IV. Conclusion

Robin Matthews or Robert Axelrod
Stavins & Axelrod

OUTLINE OF TESTIMONY

I. Introduction

II. Subject Property and Existing Conditions

III. Prior Use and History of Leasing Subject Property

VI. Necessary Relief from the Zoning Regulations

V. Conclusion