CERTIFICATE OF SERVICE

Re: (BZA Case Number 16604)

I certify that on August 30, 2000, I served on the persons listed below by first class mail, postage prepaid, the following papers: Appellants Memorandum in Support of Appeal of Permit B425220 with supporting Exhibits 1-3 including the Expert Report of J. Kirk White, Architectural Plans A-1, A-6, A-7 and S-1; Appellants Witness List and Exhibit List; copy of Architectural Plans relating to Permit 425220; Appellants photographs of site numbered A-1 through A-14; and Certificate of Service.

Richard H. Boote

Dr. Shamsher Singh Babra
Mr. Gajinder Singh
The Sikh Cultural society
3911 Military Road
Washington, D.C. 20015
(also served by hand delivery)

Ms. Ellen McCarthy, Deputy Director
Development Review and Coordination
D.C. Office of Planning
801 North Capitol Street, NE
4th Floor
Washington, D.C. 20002

'00 AUG 30 P1:24

Mr. Michael Johnson
Zoning Administrator
D.C. Department of Consumer And Regulatory Affairs
941 North Capitol Street, NE
Washington, D.C. 20002

Advisory Neighborhood Commission 3C
2737 Devonshire Place, NW
Washington, D.C. 20008

BZA
Case No. 16604
Exhibit No. 22

Board of Zoning Adjustment
District of Columbia
CASE NO.16604
EXHIBIT NO.22A1

IN THE MATTER OF THE APPEAL OF
BUILDING PERMIT NUMBER B425220

BZA CASE NUMBER 16604

APPELLANTS: FAIRVIEW HEIGHTS NEIGHBORHOOD CORPORATION; THOMAS MANN; BETH SCHNEIDERMAN; BRIAN VOGEL; CHARLES QUATT; MITZI WERTHEIM; TERRANCE LEONHARDY; LEE LEONHARDY

APPELLANTS WITNESS LIST AND EXHIBIT LIST

Appellants expect to call as witnesses the following:

Expert witness:

J. Kirk White

2-3 Fact Witnesses from among the following persons:

Thomas Mann
Beth Schneiderman
Brian Vogel
Charles Quatt
Mitzi Wertheim
Terrance Leonhardy
Lee Leonhardy
Richard Boote
Thomas Hosky
Gajinder Singh

Exhibits:

Expert Report of J. Kirk White submitted as Exhibit 1 to Memorandum;
Photographs submitted herewith numbered A-1 through A-14; possible additional photographs to be submitted at time of hearing;
Plan submitted by the Sikh Cultural Society associated with Permit B425220 a copy of which is submitted herewith;
Architectural Plan A-7 (Side Elevation) Appended to Memorandum;
Architectural Plan A-6 (Front Elevation) Appended to Memorandum;
Architectural Plans A-1 and S-1 submitted as Exhibit 3 to Memorandum.

IN THE MATTER OF THE APPEAL OF
BUILDING PERMIT NUMBER B425220

BZA CASE NUMBER 16604

APPELLANTS: FAIRVIEW HEIGHTS NEIGHBORHOOD CORPORATION; THOMAS MANN; BETH SCHNEIDERMAN; BRIAN VOGEL; CHARLES QUATT; MITZI WERTHEIM; TERRANCE LEONHARDY; LEE LEONHARDY

MEMORANDUM IN SUPPORT OF APPEAL OF PERMIT B425220

Preliminary Statement and Factual Background

On July 16, 1999, Building Permit Number B425220 was issued to the Sikh Cultural Society allowing it to build a temple at 3801 Massachusetts Avenue, Northwest, an R-1-B Residence District. In June 2000, construction commenced on the temple and excavation of the building site took place. Construction continues despite the pendency of this appeal. No notification of permit issuance was made to the Advisory Neighborhood Commission or to the neighborhood, who did not learn of its existence until this past spring. Since that time, discussions with the District of Columbia Department of Consumer and Regulatory Affairs ("DCRA") regarding the illegality of the permit have been unsuccessful.

The Permit allows the temple to be built up to the edge of its eastern lot line on 38th Street. No setback is required by the Permit. Only 10 feet of city property will remain

between the side of the temple and the street. The setback for all houses in this residential is at least 30 feet from the curb. The temple plans show the east side of the temple rising vertically 34 feet and horizontally over 70 feet - a massive monolith directly next to the new sidewalk paralleling the street. From 38th Street, the roof height of the temple at its peak will be approximately 43 feet and the temple spire extends vertically to a height of approximately 73 feet. The temple rises substantially higher from its front on Massachusetts Avenue.

The impact of this massive temple structure so close to the street and sidewalk and so dramatically inconsistent with the residential setback of the houses on 38th street is overwhelming. The temple, including its spire, rises to more than twice the height of houses in the neighborhood. Neighborhood residents are in disbelief that such a structure could be built that so dramatically and negatively impacts the neighborhood.

Common sense suggests that the Zoning Regulations could not have been written or interpreted in such a way that would permit such a monstrously large structure to be built on such a small lot with no setback requirements. Indeed, the Zoning Regulations do require such a setback when a structure exceeds its authorized height. The DCRA was wrong to issue the Permit

without the required setbacks of Section 400.5 or 400.9 being imposed.

Further, the terms of the Comprehensive Plan were violated by the issuance of the Permit. The Comprehensive Plan has full legal force and effect. Zoning decisions must not be inconsistent with the Plan, as directed by the City's Home Rule Charter. 5 D.C. Code 414 and 101.4. See Expert Report of Kirk White appended hereto as Exhibit 1.

As discussed further herein, the Permit was also issued under zoning regulations that directly favor churches over all other private entities. The specific provisions of the zoning regulations are thus invalid under the First Amendment of the United States Constitution.

We respectfully urge the Board of Zoning Adjustment to revoke Permit B425220 pending compliance with setback provisions and other zoning requirements and the constitutional infirmity of the D.C. Zoning Regulations. Further, we urge the Board to issue stop work order or advise the DCRA that a stop work order should issue immediately pending the Board's decision in this matter.

I. Permit B425220 Violates the Setback Requirements of the Zoning Regulations

The underlying purposes of the Zoning Regulations are set forth in first in Section 101. These regulations were

adopted for the promotion of the public health, safety, morals, convenience, order, prosperity and general welfare of our city. Among the purposes, specifically identified are the need to provide "adequate light and air" as well as to "prevent undue concentration of population and the overcrowding of land." Further, the Zoning Regulations and zoning maps were designed with consideration of the character of the districts, suitability of the districts for their permitted uses, and to encourage the stability of the districts and the land values in those districts. To accomplish these stated purposes, Section 101 explicitly acknowledges the importance of open space, limits on height and reduced lot occupancy, insisting that the most conservative application of these regulations or other law, if stricter, shall be imposed. See 11 DCMR Sections 101.1-101.4.

In evaluating the lawfulness of Permit B425220, we ask the Board to consider the underlying purposes of the Zoning Regulations when evaluating the provisions of Chapter 4 (Section 400) - "Residence District: Height, Area, and Density Regulations" - which set clear setback constraints on structures that exceed the general residential height limits - constraints specifically designed to prevent the overcrowding of land, to provide adequate light and air, and to protect land

values. The setback requirements applicable to such buildings are contained in Sections 400.5 and 400.9.

Section 400 of the DC Zoning Regulations require generally that a structure be set back from its lot boundaries when the structure exceeds 40 Feet in height in a Residential District. Title 11 of the District of Columbia Municipal Regulations ("DCMR") Section 400.1 provides as follows:

> Except as specified in this chapter and in chapters 20 and 25, the height of buildings or structures in a Residence district shall not exceed that given in the following table:

DISTRICT	HEIGHT (Feet)	HEIGHT (Stories)
R-1-A, R-1-B, R-2 R-3, R-4, R-5-A	40	3
***	***	***

Section 400.2, however, enumerates exceptions to this general rule:

> Except as provided in § 2510, the height of buildings or structures as specified in § 400.1 may be exceeded in the instances provided in §§ 400.3 through 400.13.

Relevant to the issue presented in this appeal is the exception under Section 400.6 which provides that:

> A church may be erected to a height of sixty (60) feet; Provided that it shall not exceed the number of stories permitted in the district in which it is located.

Further, Sec.400.3 provides that "architectural embellishments . . . may be erected to a height in excess of

that which this section otherwise authorized in the district in which it is located." Accordingly, a church dome or spire may exceed the authorized church height limit of 60 feet.

Significantly, however, and consistent with the underlying purposes enumerated above, two provisions of the Zoning Regulations impose setback restrictions when an authorized height is exceeded. Under Section 400.5:

> A building or other structure may be erected to a height not exceeding ninety feet (90 ft.); Provided, that the building or structure shall be removed from all lot lines of its lot for a distance equal to the height of the building or structure above the natural grade.

(emphasis added). In other words, under Section 400.5, any building (with a variance) may exceed the 40 foot height limit, but once it exceeds the 40 foot threshold, it must be setback from its lot lines a distance equal to the height of the building. A church is provided a special standard allowing it to be erected to a height of sixty (60) feet under Section 400.6. However, a church is not exempt from the Section 400.5 set back requirements unless it is considered an "institutional building"[1] in which case a less stringent setback requirement is imposed under Section 400.9:

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[1] If a church is not considered an "institution" then the very stringent setback provisions of 400.5 apply and the temple must be removed from its lot lines approximately 73 feet on all sides.

> An institutional building or structure may be erected to a height not exceeding ninety feet (90 ft.); Provided, that the building or structure shall be removed from all lot lines of its lot a distance of not less than one foot (1 ft.) for each foot of height in excess of that authorized in the district in which it is located.

(emphasis added). Under Section 400.9, a structure must be removed from its lot lines 1 foot for each foot in excess of its authorized height. A church's authorized height is 60 feet. 11 DCMR § 400.6. From ground level on 38th Street, the proposed temple is approximately 73 feet high. See Exhibit 2. Accordingly, to comply with this provision, the temple structure[2] must be removed from every lot line approximately 13 feet - the height in excess of the 60 foot authorized height for churches.[3] The Permit unlawfully allows the temple to be built to the edge of its lot line on 38th Street with only 10 feet of city property between the side of the temple and the curb. On both the northwest side of the temple, next to the house at 3811 Massachusetts Avenue and at the front of the temple steps, the temple

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[2] "Structure" means "anything constructed, including a building, the use of which requires permanent location on the ground, or anything attached to something having a permanent location on the ground and including, among other things, radio or television towers, reviewing stands, platforms, flag poles, tanks, bins, gas holders, chimneys, bridges, and retaining walls." *** 11 DCMR 199.1

[3] If the height of the temple is measured from Massachusetts Avenue, the temple height including the spire is approximately 80 feet and a

structure must also be setback 13 feet from the adjacent property lines. See Expert Report of Kirk White appended hereto as Exhibit 1.

In communications with the DCRA, Appellants were advised that Sections 400.5 and 400.9 were inapplicable to the permit consideration because Section 405.5 of the Zoning Regulations does not require a side yard on a corner lot. Section 405.5 reads as follows:

> A side yard shall not be required along a side street abutting a corner lot in a Residence District.

However, the Section 405.5 "Side Yard" provision and the Section 400 "Height of Buildings or Structures" provisions impose separate and independent restrictions and exceptions. Regardless of the "Side Yard" exception of Section 405.5, if a structure exceeds the 40 foot height limit of Section 400.1 or the 60 foot height limit for churches of Section 400.6, the mandatory setback provisions of Sections 400.5 and/or 400.9 must be imposed. See Expert Report of Kirk White appended hereto as Exhibit 1. These setback provisions are neither ambiguous nor discretionary.

Moreover, even if a side yard were not required on the street side of the proposed temple, as DCRA wrongly claims, the

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setback under Section 400.9 would be approximately 20 feet from all lot lines. See Exhibit 2.

setback requirements under Sections 400.5 and 400.9 require that the temple structure be removed from the lot lines on all other sides of the proposed temple. The present temple setback from the adjoining property at 3811 Massachusetts Avenue is only 10 feet and even under the less stringent requirements of § 400.9, the setback must be at least 13 feet. Further, the front steps of the temple (also part of the "structure" as defined by the Zoning Regulations) are within a few feet of the lot line and must be set back 13 feet.

Finally, if there is ambiguity in the regulations, DC Code Section 5-428 requires that all applicable laws and regulations be interpreted in the manner most protective of open space and reduced heights. Thus the most restrictive provision -- the setback provision as opposed to the corner lot exception -- must be imposed. See Expert Report of Kirk White appended hereto as Exhibit 1. Further, 11 DCMR Section 101 and DC Code Section 5-414 provide guidance for interpreting the zoning regulations, directing that any interpretation maintain the character, stability, and property values of the respective districts and prevent the overcrowding of land.

For the reasons stated, Permit B245220 is inconsistent with Sections 400.5 and/or 400.9 of the Zoning Regulations and

must be revoked.[4] We urge the Board to advise the DCRA that a stop work order should issue immediately pending the Board's decision in this matter.

II. A Variance Should Not Be Granted as It Would Substantially Impair the Intent, Purpose and Integrity of the Zone Plan and substantially Harm the Public Good

Because the Permit for the construction of the temple does not comply with existing zoning regulations, a variance would be required from this Board in order to construct the proposed temple, without the required set-backs, to the height proposed. The stringent standards for a zoning variance are not satisfied here. This Board may grant a zoning variance only

> [w]here, by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of the original adoption of the regulations or by reason of exceptional topographical conditions or other extraordinary or exceptional situation or condition of a specific piece of property, the strict application of any regulation adopted under [the zoning regulations] would result in peculiar and exceptional practical difficulties to or exceptional and undue hardship upon the owner of such property . . . .

D.C. Code 5-424(g)(3). Further, this Board must find that such a variance "can be granted without substantial detriment to the

[4] Permit B425220 also violates the parking requirements of the Zoning Regulations. Six of the underground parking spaces do not meet the minimum zoning requirements of 11 DCMR Section 2115.1 which requires a minimum of 9 feet in width exclusive of columns. Spaces numbered 12, 13 & 14 and 18, 19 and 20 are not the required combined width of 27 feet. See proposed temple off-street parking level plan , Exhibit 3.

public good and without substantially impairing the intent, purpose, and integrity of the zone plan as embodied in the zoning regulations and map." Id.

This stringent standard cannot be met here. There is nothing exceptional about the size or shape of the lot on which the temple is to be constructed that would make it difficult or impossible to either reduce the height of the temple or provide the required set-backs, nor would requiring the Sikh Cultural Society to comply with the existing zoning requirements (which provide far more latitude to churches than other private property owners) cause any exceptional or undue hardship.

Further, granting a variance would substantially impair the intent, purpose and integrity of the zone plan, which specifically contemplates such set-backs to reduce the adverse impacts of the additional height permitted to institutional and religious buildings on low-scale residential neighborhoods, and would further substantially harm the public good by creating an intrusive and overwhelming presence in this neighborhood of low-scale single family homes dramatically altering the character and diminishing the stability of the neighborhood while significantly reducing the land values. See Expert Report of Kirk White appended hereto as Exhibit 1.

In this case, the proposed temple's nonconformity with zoning requirements results solely from the studied refusal of the Sikh Cultural Society to plan a building scaled to fit the size and shape of the lot. There is nothing unique about the size and shape of the lot in question, and there is no reason it could not be used for an appropriately scaled building. No relief is warranted for a "hardship" that the Sikh Cultural Society temple has created for itself by attempting to squeeze a grand edifice onto a lot that is simply too small to accommodate the required setbacks and to harmonize with the Ward 3 plan. It is significant to note that the several other religious buildings in the immediate neighborhood are all properly sited on lots that are large enough to avoid overwhelming the surrounding homes in the way that would occur if the proposed temple were granted a variance. The law and the equities dictate that the temple must be made smaller. Moreover, no variance can be granted to the Sikh Cultural Society for the self-imposed hardship resulting from its decision to proceed with excavation and construction which began after this appeal was filed.

Accordingly, a variance under these circumstances should not be granted.

III. Sections 400.6, 403.2, 2116.3 of the Zoning Regulations Are Constitutionally Invalid As They Favor the Establishment of Religion; Building Permit B425220 is Therefore Unlawful

The First Amendment to the United States Constitution states:

> Congress shall make no law respecting an establishment of religion or prohibiting the free exercise thereof;

Where specific laws or regulations show favoritism for the establishment of religion, those laws cannot pass constitutional muster. The District of Columbia Zoning Regulations, Sections 400.6, 403.2 and 2116.3, individually and in combination, specifically favor churches over other types of organizations. The Zoning Regulations provide that among all privately-owned structures permitted to build as a matter of right in any district in the City, only churches are allowed to exceed the generally applicable height and density limits of buildings. Without these specific sections, favorable only to churches, Permit B425220 would not have been issued. The zoning provisions that permit this explicit favoritism toward churches are directly contrary to the First Amendment proscription and, therefore, unconstitutional and illegal in their implementation.

A. The Zoning Regulations as Applied to Churches

The proposed temple is being constructed in Residence District R-1-B where churches are permitted to build "as a matter of right." 11 DCMR 201.1(b). Any use not listed in § 201.1 is permitted only if a variance is approved by the Board of Zoning Adjustment. No substantial secular, privately owned, structure may be built in an R1 district without such approval: no private school; no art gallery; no hospital; etc.

As-of-right structures are subject to certain height, and density requirements. See generally 11 DCMR Ch. 4. Churches, however, receive special treatment: among all the privately-owned structures permitted as a matter of right only one -- a church -- is allowed to exceed the generally applicable height and density limits. A church is permitted to build to a height of 60 feet, not including its spire. 11 DCMR § 400.6. All other private structures are limited to 40 feet. 11 DCMR § 400.1. A church is also permitted to occupy 60% of its lot; all other private structures can occupy only 40%. 11 DCMR § 403.2. The only other structure in a residence district permitted to build to a height of 60 feet and to the higher density is a public school. 11 DCMR §§ 400.10 and 403.2. Moreover, churches are permitted to locate off-site up to 50% of required parking spaces. 11 DCMR § 2116.3. Not even

public schools are entitled to this special benefit. Thus, individually and taken together, these provisions give churches a unique preference.

B. The Zoning Regulations Do Not Meet the Constitutional Standard of Benevolent Neutrality

As the Supreme Court has recognized "tension inevitably exists between the Free Exercise and Establishment clause of the Constitution." Committee on Pub. Elec. Religious Liberty v. Nyguist, 413 U.S. 756, 788 (1973). In trying to strike an appropriate balance between the opposing requirements of these clauses, the Court has opted for a "benevolent neutrality." Walz v. Tax Comm'n of City of New York, 397 U.S. 664, 669 (1970). Government must avoid "sponsorship" of religion. Walz at 668.

The analytical framework the Court has adopted for establishment cases is set forth in Lemon v. Kurtzman, 403 U.S. 602, 612-13 (1971): a law does not violate the establishment clause if (1) it has a secular legislative purpose; (2) its principal or primary effect neither advances or inhibits religion and (3) it does not foster excessive government entanglement with religion. The zoning regulations at issue here do not meet the first two tests.

Religious entities may constitutionally be the beneficiaries of legislation that, for secular reasons, benefit

a variety of other groups as well. E.g., Walz (exemption from property taxes for private, non-profit enterprises); Mueller v. Allen, 463 U.S. 388 (1983) (tax deduction for expenses of education, including religious education). In such cases, there is a cohesive scheme with a primarily secular purpose; indeed, to have left religious institutions out of the scheme might have opened it up to attack under the Free Exercise clause.

Here, however, there is no cohesive secular scheme that underpins the Zoning Regulations' treatment of height, density and parking restrictions. As indicated above, a church is the only private as-of-right structure allowed to exceed the normal height and density limits and the only as-of-right structure of any kind where off-site parking is allowed in determining compliance with parking requirements.

In short, the applicable regulations have no central or cohesive secular purpose of which religious institutions are the incidental beneficiaries. Rather they are specifically calculated to give churches a special break -- to promote rather than merely accommodate religious practice. This exclusive treatment, provided by the D.C. government to churches, conveys a "message of endorsement" of religion and religious practice. Corporation of Presiding Bishop of Church

of the Latter Day Saints v. Amos, 483 U.S. 327, 348 (1987); see also Texas Monthly v. Bullock, 489 U.S. 1 (1989).

The Zoning Regulations at issue do not embody "benevolent neutrality." Walz, supra. In Walz and Mueller, for example, all the relevant private, non-profit institutions - secular or not - were treated in the same way. Here, the playing field is not level. The church fathers have an advantage: they do not have to participate in the variance process by which land-use decisions are made for other private, non-profit entities. They can build higher and occupy more of their lots; they can utilize off-site parking to meet the parking requirements.

The Supreme Court's concern for neutrality is exemplified in a variety of cases. In Welsh v. U.S., 398 U.S. 333 (1970) the Court held that the Establishment clause requires conscientious objector status to be granted to draftees objecting to military service on purely ethical grounds as well as those objecting for religious reasons. Similarly, in Texas Monthly, supra, the Court struck down on establishment grounds a Texas statute exempting from sales tax "periodicals that are published or distributed by a religious faith and that consist wholly of writings promulgating the teaching of the faith and books that consist wholly of writings sacred to a religious faith." Justice Brennan's plurality

opinion (joined by Justices Marshall and Stevens) relied heavily on the fact that the exemption was not available to any similarly situated non-religious publication - just as here, the combination of as-of-right, height, density and parking preferences is not available to any other institution. Justices Blackmun and O'Conner concurred on the ground that "a tax exemption limited to the sale of religious literature by religious organizations violates the establishment clause" and constitutes "preferential support for the communication of religious messages" - just as here, the individual and combined zoning preferences afforded churches has the effect of preferential support of religious messages.

It is, of course, true that churches have been traditionally located in residential districts and that many believe they contribute to the quality of residential life. To say, however, that it is proper to locate churches in a residential district is not the same as saying that they should be fostered or favored. Indeed, decisions by state courts make it abundantly clear that there are situations in which secular considerations of traffic congestion and the like can legitimately constrain church construction. See Yokley, Zoning Law and Practice § 35.14 (4th ed. 1980; Supp. 1999). See also Justice Stevens concurring opinion in City of Boerne v. P.F. Flores, 521 U.S. 507 (1997).

The Board of Zoning Adjustment should take notice of the preferences given churches by Sections 400.6, 403.2, 2116.3 of the Zoning Regulations, declare them to be unconstitutional and impose on churches the same restrictions applied to all other private entities - a limit of 40 feet in height and lot occupancy no greater than 40%. We ask that the Board revoke Permit B425220 which is premised on unconstitutional zoning provisions and either issue its own stop work order or request DCRA to issue a stop work order effective immediately until the Board's decision is issued.

CONCLUSION

We respectfully urge the Board of Zoning Adjustment to revoke Permit B425220 pending compliance with setback provisions, other zoning requirements and the constitutional infirmity of the specific zoning regulations on which the Permit is premised. Further, we urge the Board to issue a stop work order or advise the DCRA that a stop work order should issue immediately pending the Board's decision in this matter.

Finally, we ask that the Board issue its decision in this matter as soon as possible to prevent further incurrence of costs by the Sikh Cultural Society and to prevent further harm to the well-being of our community.

August 30, 2000

Respectfully Submitted,

On Behalf of Fairview Heights Neighborhood Corporation; Thomas Mann; Beth Schneiderman; Brian Vogel; Charles Quatt; Mitzi Wertheim; Terrance Leonhardy; Lee Leonhardy

By: _____

Thomas Mann, Brian Vogel and
Richard H. Boote, Directors
Fairview Heights Neighborhood Corporation
3737 Massachusetts Avenue, NW
Washington, D.C. 20016

EXHIBIT 1

EXPERT REPORT OF J. KIRK WHITE

August 29, 2000

To: District of Columbia Board of Zoning Adjustment

From: J. Kirkwood White J. Kirkwood White
935 O Street, NW
Washington, D.C. 2001

Re: Appeal from D.C. Zoning Administrator
3801 Massachusetts Avenue, NW
Washington, D.C.
BZA Case Number 16604

I have been asked by the Fairview Heights Neighborhood Association to present a report to the board concerning the neighborhood's appeal of a building permit issued to the Sikh Cultural Society for the erection of a religious structure in an R-1-B neighborhood, at 3801 Massachusetts avenue, NW.

After review of the record in this matter, I urge the Board to send the case back for further review at the administrative level to apply proper height, setback, and parking requirements. The administrators should consult with the Office of Planning, the applicant and the neighbors.

The administrators should keep in mind that one of the major purposes of the zoning regulations is to prevent the "overcrowding of land." See 11 DCMR 101. They should also be aware that: "The bulk, location and height of proposed buildings and the proposed uses thereof [can] be detrimental or injurious in the neighborhood..." ICMA, The Practice of Local Government Planning.

I base my opinions herein on the following experience:

- Special Assistant to Sterling Tucker, Council Chairman and Zoning commission Vice Chairman, 1970 to 1973;
- Chief of Zoning, Office of Planning, 1973 to 1978;
- Private zoning and planning practice – Linowes and Blocher, Jones Day and Dunnels, Duvall and Porter (now Holland and Knight) 1978 to 1998. Now retired.

It is my opinion that the Zoning Administrator erred in issuing Building Permit Number B425220. Specifically, the wrong dimensions from the Zoning Regulations were selected for building height, tower height, setbacks and parking. Moreover, the Zoning Administrator failed in his duty to see that the Comprehensive Plan is carefully applied in this case.

The Comprehensive Plan has full legal force and effect. Zoning decisions must not be inconsistent with the Plan, as directed by the city's Home Rule Charter. 5 DC Code 414 and 101.4.

The Zoning Regulations walk a careful line between protecting homeowners in residential districts from out-of-scale non-residential buildings, and permitting flexibility for houses of worship, schools and other institutions. In this case, the Zoning Administrator overstepped that line by permitting a structure that does not respect setbacks, parking or building height requirements.

If the building is built according to the current plans, the neighborhood will be adversely affected. The current design is dramatically out of scale with the neighborhood. If the applicant cannot scale back the proposed building to meet the setback and building height requirements, another site should be sought.

The Zoning Regulations insure neighborhood protection by requiring setbacks whenever a structure exceeds the prevailing permitted height of 40 feet for residential structures or, in the case of a church, when it exceeds the authorized 60 feet in height. The proposed building's 73 foot height on 38th Street, without a setback, is a blatant violation of the Regulations.

The Zoning Administrator has also failed to apply to this matter the proper policies form the District of Columbia Comprehensive Plan. Section 1406.9 of the Ward 3 Plan directs that new buildings conform to the height, scale, massing and setbacks of existing buildings.

Zoning and planning are not separate exercises but are part of an integrated whole of land use protections and controls. As Vancouver, BC stated in its "Zoning Procedures": "Zoning reflects Council policies based on the community goals for the future of the City and its neighborhoods." Mayor Williams is now directing planning policies and zoning regulations to the support and protection of the city's 127 neighborhoods. Zoning is part of this important process.

Moreover, the Zoning Regulations (Section 101) contain several mandates to protect neighborhood values: "prevent undue concentration of population and the overcrowding of land", observe "the character of respective districts", and preserving the "stability of districts and land values". Section 101 goes on to state that when any law or regulation provides more restrictive (larger) yards, courts and other open spaces, building height, or percentage of lot occupancy than the Zoning Regulations, the more restrictive law governs.

The basic building height for the R-1-B District is forty feet and three stories. Section 400.1 . A church is authorized to be erected to a height of 60 feet (three stories) with 60 percent occupancy and a rear yard of 25 feet.

Building height up to 90 feet is allowed for "institutional buildings and structures", "provided that the building or structure shall be removed from all lot lines a distance of not less than one foot for each foot of height in excess of that authorized in the district in which it is located. 11 DCMR Section 400.9. This is the controlling authority.

The proposed building is 73 feet high on 38th Street with no setback. No "zoning trick" or interpretation can overcome this fact. The customary side yard in the R-1-B District is eight feet. The Zoning Regulations also contain the required setbacks. The Administrator has confused side yard with setback in this case.

The Administrator apparently relies on Section 405.5 which does not require a side yard "along a side street abutting a corner lot in a Residence District" to justify the lack of setback set forth in Section 400.9. Generally, side yards are required for all structures in the R-1-B. However, the required setbacks of Section 400.9 only apply to non-residential buildings. The so-called exemption in Section 405.5 for corner lots does not supersede the setback requirements of Section 400.9. Moreover, to the extent there is any ambiguity in the regulations, DC Code Section 5-428 requires that all applicable laws and regulations be interpreted in the manner most protective of open space and reduced heights. The Section 400.9 setback requirement applies directly to the temple walls proposed on 38th street, on the opposite side next to 3811 Massachusetts Avenue and to the steps in the front of the proposed temple. Thus the present temple plans are in clear violation of the Zoning Regulations.

In conclusion, under the Zoning Regulations, the applicant is not entitled to a variance in this case. The applicant would not be able to meet the requirements of the variance provisions which state

> [w]here, by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of the original adoption of the regulations or by reason of exceptional topographical conditions or other extraordinary or exceptional situation or condition of a specific piece of property, the strict application of any regulation adopted under [the zoning regulations] would result in peculiar and exceptional practical difficulties to or exceptional and undue hardship upon the owner of such property . . . .

D.C. Code 5-424(g)(3). There is no irregularity as to the lot in question. There is no hardship arising from the lot. These provisions are strictly interpreted by the courts. Further, any hardship would be self-imposed since the applicant bought the lot under existing Zoning Regulations that imposed the setback, height and parking restrictions. Granting a variance, on the other hand, would cause substantial detriment to the public good and would place an undue burden on the neighborhood by overcrowding of land, dramatically altering the character and diminishing the stability of the neighborhood, and diminishing the land values. See 11 DCMR Section 101. Further, a variance would "substantially impair[] the intent, purpose, and integrity of the zone plan as embodied in the zoning regulations and map." See D.C. Code 5-424(g)(3).

EXHIBIT 2

Architectural Plan A-7 (Side Elevation);
Architectural Plan A-6 (Front Elevation);

FRONT ELEVATION

PROPOSED GURDWARA SAHIB FOR SIKH CULTURAL SOCIETY INC
AT 38TH STREET AND MASSACHUSETTES AVE.
(LOT 45 SQUARE 1816) NW WASHINGTON D.C.

DATE
SCALE 1/8" = 1'-0"
SHEET NUMBER
A-6

These Architectural and Structural Plans have been reviewed for compliance with the applicable provisions of the D.C. Construction Codes and are approved.
Date _____ Signed _____
Structural Engineering Section

JUL 13 1999

SIDE ELEVATION

DISTRICT OF COLUMBIA
ALEXANDER KOSTRO
No. 2791
REGISTERED

DATE

REVISION

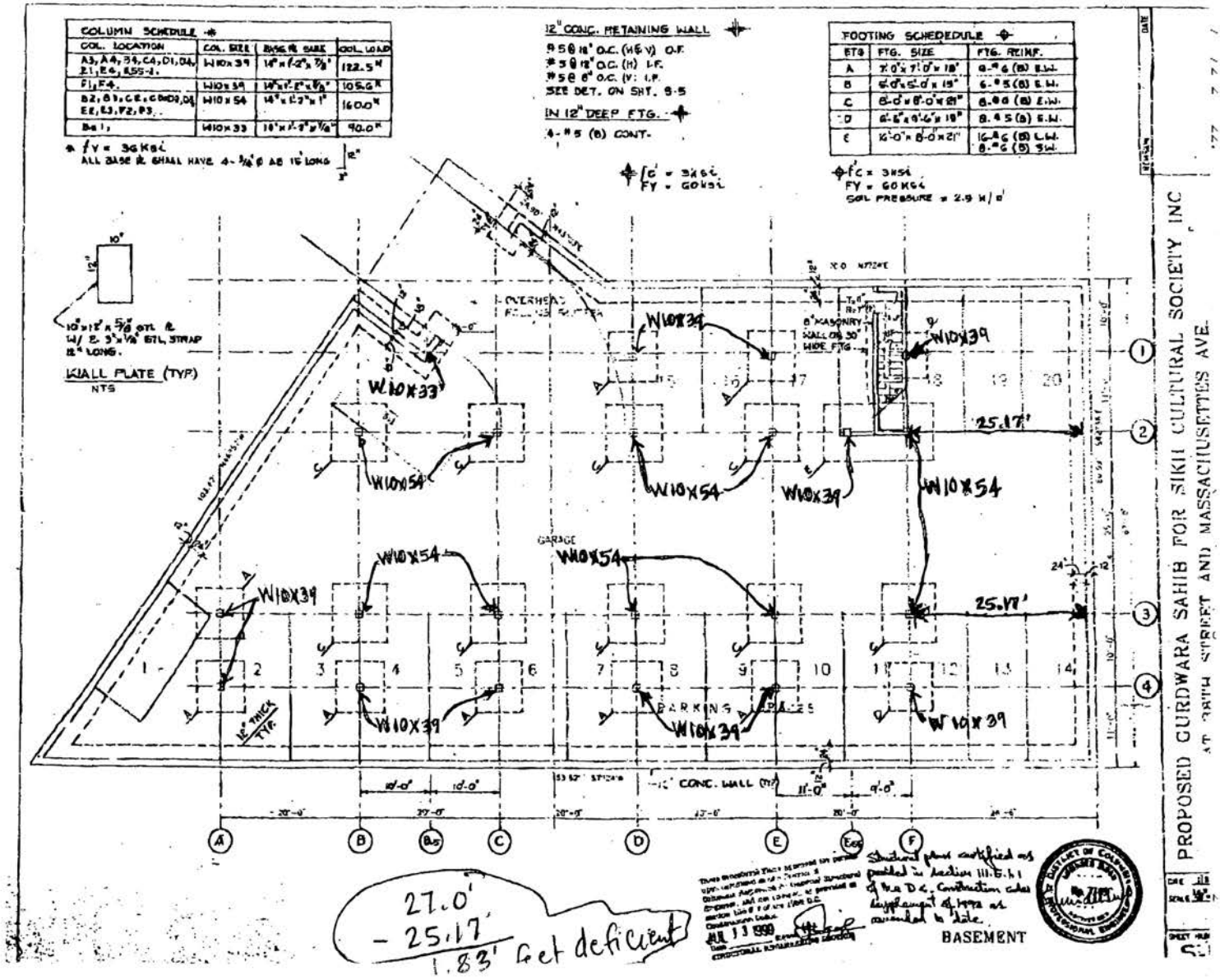
PROPOSED GURDWARA SA[illegible] FOR SIKH CULTURAL SOCIET[illegible]NC
AT 38TH STREET AND MASSACHUSETTES AVE.
[illegible] SQUARE 1916) NW WASHINGTON D.C.

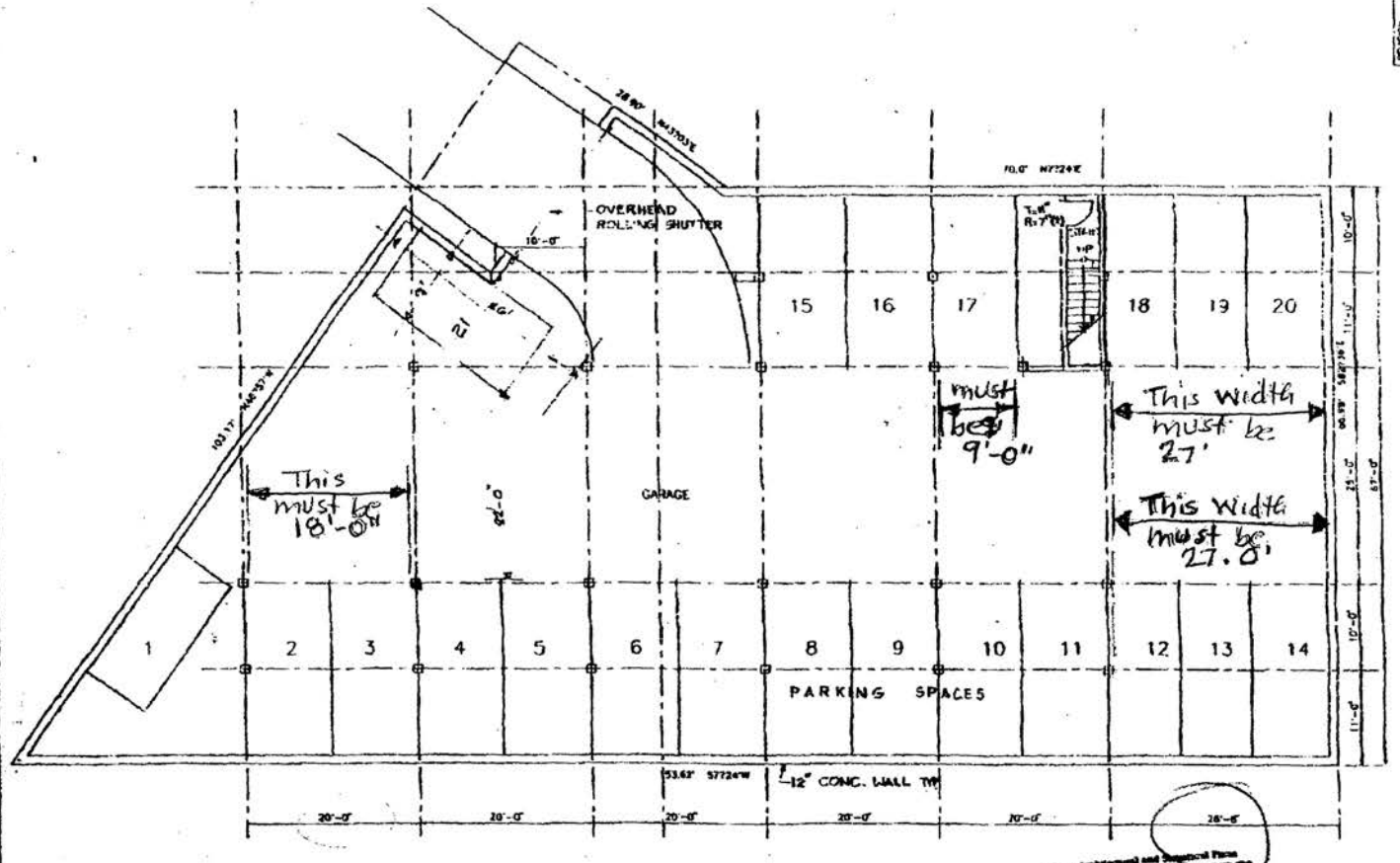
DATE 11/19/98
SCALE 1/8"=1'-0"

SHEET NUMBER
A-7

EXHIBIT 3

Architectural Plans A-1 and S-1


COLUMN SCHEDULE
COL. LOCATION | COL. SIZE | BASE PL. SIZE | COL. LOAD
A3, A4, B4, C4, D1, D4, E1, E6, A55-1. | W10x39 | 14"x1'-2"x 3/4" | 122.5K
F1, F4. | W10x39 | 14"x1'-2"x 1 1/4" | 105.6K
B2, B3, C2, C3, D2, D3, E2, E3, F2, F3. | W10x54 | 14"x1'-3"x 1" | 160.0K
B6 1, | W10x33 | 13"x1'-3"x 1 1/4" | 90.0K
* fy = 36 Ksi
ALL BASE PL. SHALL HAVE 4-3/4" ø AB 15" LONG
12" CONC. RETAINING WALL
#5 @ 18" O.C. (H&V) O.F.
#5 @ 12" O.C. (H) I.F.
#5 @ 8" O.C. (V) I.F.
SEE DET. ON SHT. S-5
IN 12" DEEP FTG.
4-#5 (B) CONT.
f'c = 3KSI
FY = 60KSI
FOOTING SCHEDEDULE
STG | FTG. SIZE | FTG. REINF.
A | 7'-0"x 7'-0"x 18" | 8-#6 (B) E.W.
B | 6'-0"x 5'-0"x 15" | 6-#5 (B) E.W.
C | 8'-0"x 8'-0"x 21" | 8-#6 (B) E.W.
D | 6'-6"x 6'-6"x 18" | 8-#5 (B) E.W.
E | 12'-0"x 8'-0"x 21" | 16-#6 (B) L.W. 8-#6 (T) S.W.
f'c = 3KSI
FY = 60KSI
SOIL PRESSURE = 2.9 K/s'
10"x12"x 5/8" BTL &
W/ 2 3"x 1/2" BTL. STRAP
12" LONG.
WALL PLATE (TYP)
NTS
W10X39
W10X33
W10X54
8" MASONRY WALL ON 30" WIDE FTG.
25.17'
GARAGE
PARKING SPACES
12" THICK TYP.
12" CONC. WALL (TYP)
10'-0"
11'-0"
9'-0"
27.0'
- 25.17'
1.83' Get deficient
Structural plans certified as provided in section 111.6.1 of the D.C. Construction codes supplement of 1994 as amended to date.
BASEMENT
PROPOSED GURDWARA SAHIB FOR SIKH CULTURAL SOCIETY INC
AT 20TH STREET AND MASSACHUSETTES AVE.



These Architectural and Structural Plans have been reviewed for compliance with the applicable provisions of the D.C. Construction Codes and are approved.
Date JUL 13 1999
Structural Engineering Section

BASEMENT

PROPOSED GURDWARA SAHIB FOR SIKH CULTURAL SOCIETY INC
AT 38TH STREET AND MASSACHUSETTES AVE

DATE
SCALE
SHEET NUM
A-

SIKH TEMPLE -- COPY OF ARCHITECTURAL PLANS

Scale: 1 inch = 30 feet Recorded in Book MICRO page FILM

Receipt No. 627

Furnished to SIKH CULTURAL SOCIETY INC.

For Surveyor, D. C.

By: SLF

DMS

shown hereon the size of any adjoining lot or
than is required by the Zoning Regulations fo
certified and agreed that accessible parking
Regulations will be reserved in accordance wi
area has been correctly drawn and dimensio
elevation of the accessible parking area wit
approved curb or alley grade will not resul
driveway at any point on private property in
or flats, or in excess of 12% at any point
Highway Department permits a maximum d
parking and the private restricted property).

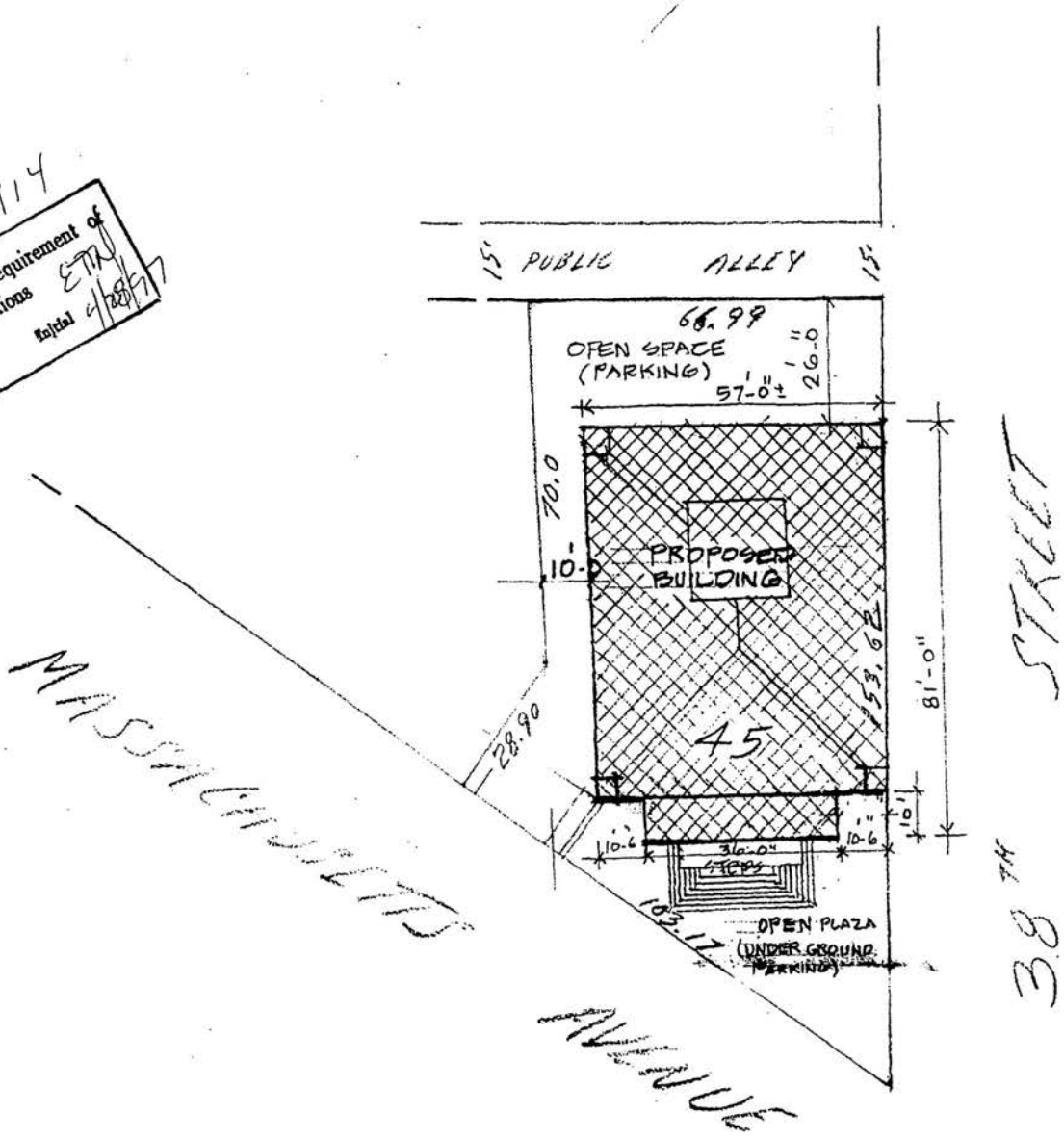
Date 11/21/96

(Signature of owner

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

ZA 97-414

Complies with requirement of Zoning Regulations ETR 4/28/97



81x57 = 4617
36x10 = 360
4977

J-93270

Street MASSACHUSETTS AVENUE, NORTHWEST

NOTE: Approaches near Ward Circle 50' Roadway. See Counter map. Roadway, sidewalk and parking widths are variable in vicinity of Wesley Circle and between Albemarle St. and Circle at D.C. Line.

LOCATION	REMARKS	STREET	ROADWAY	SIDEWALK		PARKING	
				S	N	S	N
N. Cap. to N.J. Ave.		160	60	15	15	35	35
N.J. Ave. to 3rd St.	See Card	160	~~51.3~~	15	15	~~39.35~~	~~39.35~~
3rd to 4th St.	See #2 card for 17th to 18th		40				
4th to Calif. St (25) (*)	See Counter Map for Thomas Circle Area	160	50	15	15	40	40
Wis. Ave. to Neb. Ave.	LPR 10/4/35	160	40	22	15	38	45
Neb. Ave. to Fordham Rd.	LPR 10/4/35 B-4293 JNR 11/3/43	160	44	16	13	42	45
Calif. to Waterside Dr.		160	40	15	20	45	40
Waterside Dr. to Bridge		160	50	11	11	44	44

P-4186

STREET WIDTHS

Street 38th Street, NW

LOCATION	REMARKS	STREET	ROADWAY	SIDEWALK		PARKING	
				WS	ES	WS	ES
Res. Rd. to Whitehaven		60	30	10	10	5	5
W St. to Benton St.		50	24	10	10	3	3
Woodley Rd. to Macomb	~~20' res.~~ NO REST	50	30	10	10	--	--
Upton St. to Windom Pl.	15' res.	60	30	12	12	3	3
Windom Pl. to Albermarle		90	30	12	12	18	18
Albermarle to Appleton	15' res.	60	30	12	12	3	3
Appleton to Brandywine	15' res. ES	75	30	12	12	18	3
Brandywine to Chesapeake	15' res.	60	30	8	8	7	7

P-4186

PERMIT NO. B420220

PERMIT

Date 1/19/[illegible] (Type) [illegible]

Address of work 3905 MASS AVE NW Lot [illegible] Square [illegible]

Permission is hereby granted to SIKH CULTURAL SOCIETY (Owner)

who is authorized to perform the work described herein at the address shown above in strict accordance with the conditions stated on BOTH sides of this permit.

Authorized work and conditions of performance thereof:

NEW THEATRE AS PER PLAN. SEPARATE ELECTRICAL, PLUMBING AND MECHANICAL INSTALLATION PERMITS ARE REQUIRED.

TOTAL PERMIT FEE $ [illegible]

FILING FEE $ [illegible]

NO. DATE

FEE PAYABLE $ 3,378.00

FOR INSPECTIONS CALL 727-7562

Builder— Value $ No. of Bldgs.

Width of Bldgs. Length Height No. of Stories

Zone R-1 To be occupied as PLAYER

Height of terrace above grade Projections:

Address of owner

Deposit No. [illegible] Amount $

DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS

By [signature] Permit Clerk

Chief, Permit Issuance Branch

[signature]

DIRECTOR

Location: DTMV CRAFT CASHIER OFFICE
Receipt# 02081215 Cashier# 1 Station# 0001 D.C. GOVERNMENT
07/16/92 at 13:25 Clk# 5
BUILD STRUCTURE & EQUIP $3,378.00

99-00044 K / Addn / Waiver - mtg. epps.

PRE-FILE NUMBERS		ZONING DISTRICT	FILE NUMBER	PERMIT NUMBER	
P.A.D.C. No.:	O.G. No.:	R-1-B	A-05944	B425220	By:
H.P.A. No.:	S.L. No.:	Ward No.:	Receipt No.: 240808	Date: 11/6/97	Receipt No.:

★ ★ ★ GOVERNMENT OF THE DISTRICT OF COLUMBIA

BLRA-33 Rev. 10-91

DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
BUILDING AND LAND REGULATION ADMINISTRATION: PERMIT PROCESSING DIVISION (727-7050)

879B 9786

APPLICATION FOR CONSTRUCTION PERMITS ON PRIVATE PROPERTY

(PRINT IN INK OR TYPE. DO NOT WRITE IN SHADED AREAS OR ON PAGE 4)

CLEARANCE TO FILE By: [illegible] Date 11/21/96

ERASING, CROSSING OUT, WHITING OUT, OR OTHERWISE ALTERING ANY ENTERED INFORMATION WILL VOID THIS APPLICATION

(A) ALL APPLICANTS MUST COMPLETE ITEMS 1 THRU 27

1. Address of Proposed Work:	Suite No.:	2. Lot:	3. Square:	4. Application Date:
3804 Massachusetts Ave N.W	X	45	1816	NOV. 8, 1996

5. Owner of Building or Property:	6. Address: (include Zip)	7. Phone:
SIKH CULTURAL SOCIETY	8716 SEVEN LOCKS Road Bd. md 20817	Work: 301.469 9303 Home:

8. Agent for Owner: (if applicable)	9. Address: (include Zip)	10. Phone:
GAJINDER SINGH	8716 SEVEN LOCK Road Bd. md 20817	Work: 301-469 9303 Home:

11. Type of Proposed Work (check all applicable boxes):

- [X] New Building
- [ ] Addition
- [ ] Alteration and Repair
- [ ] Raze Building
- [ ] Retaining Wall
- [ ] Fence
- [ ] Shed
- [ ] Awning
- [ ] Garage
- [ ] Sign
- [ ] Other (Specify) _____

12. Description of Proposed Work:

NEW TEMPLE. As per PLAN

13. Existing Use(s) of Building or Property:	14. Ex. No. of Stories of Bldg.:	15. Ex. No. of Dwelling Units:	Official Use Only: Miscellaneous FEE $
N/A VACANT LOT	N/A	N/A	By: Date:

16. Proposed Use(s) of Building or Property:	17. Prop. No. of Stories of Bldg.:	18. Prop. No. of Dwelling Units:
PRAYER HALL	TWO	N/A

19. Starting Date of Work:	20. Completion Date of Work:	21. Method of Removing Construction Debris:	22. Does the proposed work involve disturbing the earth or razing a building?
~~March 97~~ ASAP.	~~March 99~~ 2-YEARS	[ ] Pick-up Truck [ ] Dumpster [ ] Other (specify):	[X] Yes, answer q. 23 [ ] No. SKIP q. 23-27

23. Is the area of disturbed earth more than 50 sq. ft.?	24. Soil Erosion Control Methods:	25. Area of Offsite Drainage:	26. No. of Footings or Columns:	27. Size of Footings of Columns:
[X] Yes, answer q. 24-25 [ ] No, SKIP q. 24-25	SEE PLANS TRADITIONAL	NO sq. ft.	SEE PLANS	SEE PLANS sq. ft.

ALWAYS SIGN THE APPLICATION ON PAGE 3 (SECTION I).

Complete Section B if the proposed work is **new building, addition or alteration.** (Page 2)
Complete Section C if the proposed work is an awning. (Page 2)
Complete Section D if the proposed work is a **retaining wall.** (Page 2)
Complete Section E if the proposed work is a **fence.** (Page 3)
Complete Section F if the proposed work is a **shed/garage.** (Page 3)
Complete Section G if the proposed work is an awning. (Page 3)
Complete Section H if the proposed work is a sign. (Page 3)

RESIGNED AND REVIEWED UNDER 3004 [ ] DCMR [ ]

Attach contract

OFFICIAL USE ONLY

	R	P	H	A	
M	N	11/27	11/27	11/27	879B
P	[illegible]	11/27	11/27	11/27	
E	NA	12/3	12/3	1/28	w ☐ Yes ☐ No
F	A/C	11/26	11/26	2/5	PLANS
S	NA				☐ No

B425220 - 7/16/99

(B) NEW BUILDING, ADDITION, & ALTERATION (COMPLETE ITEMS 28 THRU 60)

28. Architect's Name:	29. Lic. No.:	30. Architect's Address: (include Zip)	31. Phone:
GAJINDER SINGH	2791	8716 SEVEN LOCK Rd, BD. MD.	301 469 9303
32. Engineer's Name:	**33. Lic. No.:**	**34. Engineer's Address: (include Zip)**	**35. Phone:**
George I. Worsley, Jr.	3795	7705 Georgia Ave, N.W. Washington, D.C. 20012 20817	202-291-1666
36. Building Contractor's Name:	**36A. Lic. No.:**	**37. Contractor's Address:**	**38. Phone:**
SIKH CULTURAL Soc.		"	301 469 9303

39. Type of Construction	40. Fire Suppression:	41. Booster Pump	42. Total Lot Area	43. Breakdown of Lot Area (= 100%)
☒ Masonry ☒ Steel ☐ Wood ☐ Other: ☒ Concrete	☐ Fully Sprinklered ☐ Standpipe System ☐ Partially Sprinklered ☒ None ☐ Other:	☐ New ☐ Existing ☒ None	8,981 sq. ft.	a. Building 40 % b. Paved Area: 27 % c. Greenery: 25 %

44. Present Gross Floor Area of Bldg.:	45. Proposed Gross Floor Area of Bldg:	46. Floors involved in this permit:	47. Projection beyond building line?
X Vacant Lot sq. ft.	X 4300 sq. ft.	☒ All ☐ Floors	☐ Yes, answer q. 48-52 ☒ No, SKIP q. 48-52

48. Number and type of projection:	49. Distance of projection:	50. Width of projection:	51. Width of building frontage:	52. Signature of Owner (projection only):
None	N/A	N/A	57' ft.	—

53. Water or Sewer Excavation?	54. Driveway Construction?	55. Sheeting/Shoring Necessary?	56. Elevators involved?	57. No. and type of elev.:	58. Plans Certified by Engineer?
☒ Yes ☐ No	☒ Yes ☐ No	☐ Yes ☒ No	☐ Yes, answer q. 57 ☒ No, SKIP q. 57	N/R	☐ Yes, cert. is attached ☒ No

59. Estimated Cost of Work:
(a) New/Add.: $ 330,000/=
(b) Alt/Rep.: $ _____
Total: $ 330,000/=

60. Volume of New Bldg. or Addition: 190400 cubic ft.

OFFICIAL USE ONLY

Alter/Repair FEE	New Const. FEE	Filing Fee	TOTAL PERMIT FEE
$	$ 3808.00 DD	$ 30.00	$ 3378.00 PP
By: Date:	By: Date: 7/13/99	By: Date: 11/22/99	By: Date: 7/13/99

(C) RAZING A BUILDING (COMPLETE ITEMS 61 THRU 83)

61. Raze Contractor's Name:	62. Contractor's Address: (include Zip)	63. Phone:

64. Insurance Company:	65. Policy or Certif. No.:	66. Expir. Date:	67. Raze Method:

68. Building Material:	69. Raze Entire Building?	70. Building Condemned?	70A. Building Vacant?	71. Public Space Vault?	72. Disconnect Water and/or Sewer?	73. Size of Water Connection:
	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No	in.

74. Plumber's Name:	75. Lic. No.	76. Length:	77. Width:	78. Height:	79. Volume:	80. Party Wall?
		ft.	ft.	ft.	cu. ft.	☐ Yes ☐ No

81. Asbestos in the Building?	82. Raze Contractor Signature:	OFFICIAL USE ONLY		
☐ No ☐ Yes, Location _____		FEE	By:	Date:
	83. Owner's Signature:	$		

(D) RETAINING WALL (COMPLETE ITEMS 84 THRU 93)

The retaining wall will not obstruct any accessible parking required by D.C. Zoning Regulations

84. Cost of Work:	85. Material:	86. Height:	87. Color:	88. Location:
$		ft.		☐ Entirely on Owner's Land ☐ Party Line with Adjacent Neighboring Land*

* If party wall, the owner of the adjoining property must agree to the erection of the retaining wall and this application.

89. Signature of Adjoining Owner:	90. Phone: Work / Home	OFFICIAL USE ONLY		
		FEE	By:	Date:
91. Address of Adjoining Owner:	92. Lot: / 93. Square:	$		

FORM WASU-696 (JUG. 1987)

PLAN

DEPARTMENT OF PUBLIC WORKS
WATER AND SEWER UTILITY ADMINISTRATION

3992 WATER AND SEWER AVAILABILITY

SQUARE 1816

ADDRESS 3809 MASS. AVE. N.W.

LOTS

PROP. NEW BLDG (NEW TEMPS PAYCE LAW) 45

SIZE	TYPE OF SERVICE	AVAILABLE	APPLIED FOR	ORDERED
8"	WATERMAIN	✓	[redacted]	
	COMBINED		MASS. AVE. NW	
12"	SANITARY	✓	IN 38TH ST. NW	
15"	STORM	✓	IN 38TH ST. NW	

MH-13-14-NW, MH-13-14 NW.

SERVICE AVAILABLE IN (Street, Alley, etc. . . .)

SAME AS ABOVE

ISSUED BY (Init.) L.M.T.

DATE 8-27-97

THIS CERTIFICATE EXPIRES 6 MONTHS FROM DATE OF ISSUE

COPY 1—DPW-WASUA COPIES 2 & 3—SCRA 8-83303 WA-284

TO: THE DIRECTOR, DEPARTMENT OF CONSUMER AND REGULATORY ~~AFFAIRS, WASH.~~, D.C.

DATE _____

I hereby request that the plans filed in your office under the name of SIKH CULTURAL SOCIETY _____ to (erect) (~~alter~~) the following structure, _____ Lot 45 Square 1816, premises: 38TH ST & MA AVE, WASHINGTON, N.W. be processed as provided in Section 111.5.1.1 of the D.C. Construction Codes Supplement of 1992, as amended, upon certification of the plans by SURINDER SINGH, who, to the best of my knowledge, is a professional engineer, practicing in the field of structural engineering, and validly registered in the District of Columbia.

Date 1-23-97 Signature _____ (Owner)

STRUCTURAL CERTIFICATION

I, SURINDER SINGH, certify that I am a Professional Engineer practicing in the field of structural engineering and duly registered in accordance with the provisions of Public Law 789 of the 81st Congress, approved September 19, 1950, and that such registration is in full force and effect and has not been suspended or revoked, and I do further certify that to the best of my knowledge and belief the structural portion of the attached plans pertaining to the above inscribed structure complies in every respect with the applicable requirements of BOCA Basic National Building Code/1990, as amended by the DC Construction Codes Supplement of 1992, with particular reference to strength, stresses, loads, stability and type of materials.

Signature Surinder Singh
Registered Professional Engineer

Reg. No. 7749

ACKNOWLEDGEMENT

I, Jackie Walker *, a Notary Public in and for* Montgomery County *do hereby certify that* Surinder Singh *the person(s) who signed the foregoing certificate, personally appeared before me in said* _____*, the said* _____ *be personally well known to me as the person who signed the said certificate, and acknowledged the same to be his/her act and deed.*

Given under my hand and seal this 23 *day of* January, *19* 97

Notary Public _____

My Commission Expires JACKIE D. WALKER NOTARY PUBLIC STATE OF MARYLAND My Commission Expires April 27 1998 *(Seal)*

TO: THE DIRECTOR, DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS, WASH., D.C.

Application has been made to (erect) (alter) the above mentioned structure. Plans have been files in accordance with the procedure outlined in your instructions, and a directive as to whether these plans described above should be processed without a structural check as provided in Section 111.5.1.1 of the D.C. Construction Codes Supplement of 1992 is requested.

NOTED AND APPROVED FOR THE DIRECTOR,
DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS

JUL 13 1999

Structural Engineer

SEE REVERSE SIDE FOR INSTRUCTIONS

INSTRUCTIONS TO STRUCTURAL ENGINEERS FILING STRUCTURAL PLANS UNDER THE PROVISIONS OR SECTION 111.5.1.1 OF THE CONSTRUCTION CODES SUPPLEMENT OF 1992 AS AMENDED

---

1. Certifications will be accepted only from registered professional structural engineers certified by the District of Columbia Board of Registration for Professional Engineers.

2. The Director, DCRA, may in his discretion, approve the structural portion of the plans for the erection or alteration of a building or other structure.

3. Applications with certified structural plans will be assigned for processing in chronological order along with other applications and plans. They will not be processed as a separate group and certification shall not be used as a means of expediting an application through the Department.

4. Portions of plans not certified will be checked as usual.

5. Each sheet of the structural plans shall bear the signature of the certifying engineer under the following statement: "Structural plans certified as provided in Section 111.5.1.1 of the D.C. Construction Codes Supplement of 1992 as amended to date," together with his seal firmly impressed or stamped thereon.

6. Those structural shop details and drawings necessary to complete the structural plans and design shall also bear the signature and seal of the certifying structural engineer.

7. Structural plans so certified shall be on separate sheets from those showing other phase of work, shall be complete in every detail when filed and certified, and shall comply with all the provisions of BOCA Basic National Building Code/1990, as amended by the D.C. Construction Codes Supplement of 1992, as amended, which provisions shall include, but shall not be limited to the following:

   (a) Complete design with sizes, sections, and relative locations of various members, floor levels, column centers and beam spacing shall be dimensioned
   (b) Column loads both for direct and bending stresses shall be tabulated
   (c) Soil value used in design shall be indicated and reports of soil tests shown when required
   (d) Live loads (uniform and concentrated) shall be shown
   (e) Wind stresses when required by the D.C. Code shall be shown
   (f) Working stresses of materials used in the design shall be indicated
   (g) Method of design shall be indicated
   (h) Layout analysis and stress diagrams of trusses shall be shown
   (i) Special system of construction and types of materials which are not specifically covered by the regulations but which have been approved by the Director, DCRA, under authority given in the Code shall be shown

8. When structural plans are filed and certified under the provisions of Section 111.5.1.1 of the D.C. Construction Codes Supplement of 1992 as amended, and it is later found that these plans are in serious conflict with the provisions of BOCA Basic National Building Code/1990, as amended by the D.C. Construction Codes Supplement of 1992, the structural engineer who certified such plans will be referred to the Board of Registration for Professional Engineers, with the recommendation that appropriate action be taken as provided under Section 8, Paragraph (p) of the Professional Engineers Registration Act, Public Law 789, 81st Congress, approved September 19, 1950.

DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS

PERMIT SERVICE CENTER

✉ 941 N Capitol Street, NE, Suite 2300, Washington, DC 20001 ☎ 202-442-4460

BUILDING PERMIT CUSTOMER CONTROL RECEIPT

Date: 6 12 99 Intake Time: ☐AM ☐PM	PROJECT CONTROL NUMBER **99 -** 7403 (Use this number to check on status of your project today)	**Review of Your Project Shall Be Completed by:** 4 ☐AM ☒PM

☒ Your project will be processed today. Complete review comments or the permit will be ready to pick up by the completion time shown above.

☐ Your project is too complex to be processed today and it MUST BE FILED. Please pay the filing fee and return to the intake Counter with proof of payment, to be assigned a FILE JOB NUMBER.
Complete comments on your filed job will be available on

_____ / _____ / 1999

For other information on the review status of your project, call (202) 442-4590 and refer to your FILE JOB NUMBER shown below.

Your Intake Service Representative :	Your Review Expedition Manager :	FILE JOB NUMBER (Use this number to check on status of your filed job by calling (202) 442-4490)

TO REPORT WASTE, FRAUD OR ABUSE BY ANY D.C. GOVERNMENT OFFICE OR OFFICIAL , CALL THE INSPECTOR GENERAL ON 1-800-511-1639.
ALL CALLS ARE CONFIDENTIAL

BLRA 82B - Rev. 3/99

B.

Signatu

 B425220 7/16/99

(E) FENCE (COMPLETE ITEMS 94 THRU 102)

The fence will not obstruct any accessible parking required by D.C. Zoning Regulations

94. Material and type:	95. Height: ft.	96. Color:	97. Location: ☐ Entirely on Owner's Land ☐ Party Line with Adjacent Neighboring Land *

* If party fence, the owner of the adjoining property must agree to the erection of the fence and this application.

98. Signature of Adjoining Owner:	99. Phone: Work Home	
100. Address of Adjoining Owner:	101. Lot:	102. Square:

OFFICIAL USE ONLY		
FEE	By:	Date:
$		

(F) SHED OR GARAGE (COMPLETE ITEMS 103 THRU 113)

103. Number:	104. Length: ft.	105. Width: ft.	106. Area: sq. ft.	107. Height: ft.	108. Volume: cu. ft.	109. Estimated Cost of Work: $

110. Material of Roof:	111. Material of Sides:	112. Wall thickness:: ☐ External ( ) inches ☐ Party ( ) inches	113. Color:

OFFICIAL USE ONLY	
FEE $	
By:	Date:

(G) AWNING (COMPLETE ITEMS 114 THRU 123)

114. Number:	115. Color:	116. Type: ☐ Folding ☐ Fixed	117. Projections: Beyond bldg. line _____ in. Beyond pt. of attachm. _____ in.	118. Height of lowest part of awning: (a) _____ ft above sidewalk (b) _____ ft above parking (c) _____ ft above grade

119. Material of Frame:	120. Material of Covering:	121. Lettering on Awning? ☐ Yes ☐ No	122. Fixed posts? ☐ Yes ☐ No	123. Over sidewalk cafe? ☐ Yes ☐ No

OFFICIAL USE ONLY	
FEE $	
By:	Date:

(H) SIGN (COMPLETE ITEMS 124 THRU 144)

124. Number:	125. Electric Signs? ☐ Yes, answer q. 126-132 ☐ No, SKIP q. 126-132	126. Type: ☐ Incandes. ☐ Fluoresc. ☐ Neon	127. Power _____ VA	128. Electrical Contractor: Lic. No.:

129. Address of Electrical Contractor *(include Zip)*	130. Signature of Licensed Electrician:	131. Phone:	132. License No.:

133. Height relative to building and ground: (a) _____ ft _____ in above sidewalk (b) _____ ft _____ in above roof (c) _____ ft _____ in is bldg height (d) _____ ft _____ in above projection or window (e) _____ ft _____ in from roof to sign's bottom	134. Material of Sign:	135. Type of Sign:	136. Color:

137. Width: ft.	138. Length: ft.	139. Area of Sign: sq. ft.	140. Width of Business Frontage: ft.

141. C of O Number for Building:	142. Sign Contractor Lic. No.:
143. Sign Contractor's Address:	144. Phone:

OFFICIAL USE ONLY					
Sign FEE		Elect. FEE		Total FEE	
$		$		$	
By:	Date:	By:	Date:	BY:	Date:

(I) APPLICANT'S SIGNATURE:

A. **OWNER:** I hereby certify that I am the owner of the property; that the application and plans are complete and correct to the best of my knowledge; and that if a permit (or permits) is issued, the construction will conform to the D.C. Construction Codes, the Zoning Regulations, and other applicable laws and regulations of the District of Columbia.

Signature of Owner: [signature] SECRETARY SIKH CULTURAL SOC. Address: 817 Walker Road 22066 Great Falls VA Date: Nov. 8, 96

B. **AGENT:** I hereby certify that I have the authority of the owner to make this application. I declare that the application and plans are complete and correct to the best of my knowledge. The owner has assured me that if a permit (or permits) is issued, the construction will conform to the D.C. Construction Codes, the Zoning Regulations, and other applicable laws and regulations of the District of Columbia.

Signature of Agent: [signature] Address: 8716 SEVENLOCK Road Date: NOV. 8/96

 B425220 7/16/99

(J) APPROVALS (DO NOT WRITE ON THIS PAGE; OFFICIAL USE ONLY):

A. PERMIT CONTROL

- ☐ 1. Fine Arts by: _____ Date: _____
- ☐ 2. Historic by: _____ Date: _____
- ☐ 3. PADC by: _____ Date: _____
- ☐ 4. Cap. Gateway by: _____ Date: _____
- ☐ 5. W.H./ Obs. Precinct by: _____ Date: _____
- ☐ 6. Flood Control by: _____ Date: _____
- ☐ 7. WMATA by: _____ Date: _____
- ☐ 8. Condem. by: _____ Date: _____
- ☐ 9. RLA by: _____ Date: _____
- ☐ 10. Rental Accom. by: _____ Date: _____
- ☐ 11. Chinatown Distr. by: _____ Date: _____
- ☐ 12. Utility Clearance by: _____ Date: _____
- ☐ 13. General Liability Ins. Policy Clearance by: _____ Date: _____

B. CLEARANCE TO FILE PLANS

- ☑ 1. Zoning by: Joanna Date: 11/8/96
- ☐ 2. DPW — Permit and Records Division
  Access to Parking/Loading ☐ Street ☑ Alley
  Cleared by: _____ Date: 11-12-96
- ☐ 3. DPW - Consumer Engineer
  Cleared by: KKE Date: 11/21/96
- ☐ 4. ERA - Erosion Control
  Cleared by: RG Date: 11/21/96

Restrictions of the Permit:

SEPARATE ELECTRICAL, PLUMBING AND MECHANICAL INSTALLATION PERMITS ARE REQUIRED

C. PLANS AND APPLICATION APPROVAL

- ☑ 1. Information Counter by: _____ Date: 1/8/97
- ☐ 2. Information Center by: _____ Date: _____
  - ☐ (a) ABC Board by: _____ Date: _____
  - ☐ (b) Noise Control by: _____ Date: _____
  - ☐ (c) Industrial Safety by: _____ Date: _____
  - ☐ (d) Vector Control by: _____ Date: _____
  - ☐ (e) D.C. Animal by: _____ Date: _____
  - ☐ (f) Police Dept. by: _____ Date: _____
- ☑ 3. Zoning by: _____ Date: 1/27/97
  Zoning Update by: _____ Date: _____
- ☐ 4. DPW - Permit and Records Division/Deposit #
  Sidewalk Deposit $_____ Driveway Deposit $_____
  by: _____ Date: _____
- ☑ 5. Water/Sewer Design Branch
  Consumer Eng. by: CEJ Date: 8-28-97
- ☑ 6. Environmental Regulation Administration
  - ☐ Environmental Policy Review
    Control No.: _____
    by: _____ Date: _____
  - ☑ Erosion Control by: RAG/AD Date: 8-29-97
  - ☐ Storm Water Mgmt. by: AD Date: 8-27-97
  - Plan No. S-77-158
- ☑ 7. Mechanical Eng. Review by: _____ Date: 1/28/97
- ☑ 8. Plumbing Eng. Review by: _____ Date: 1/28/97
- ☑ 9. Electrical Eng. Review by: MRC Date: 1/28/97
- ☐ 10. Health Plan Review
  - ☐ (a) Food Plan Review by: _____ Date: _____
  - ☐ (b) Medical X-ray Plan Rev. by: _____ Date: _____
- ☑ 11. D.C. Fire Dept. (Fire Prevention Plan Review Section) by: _____ Date: 2/5/97
- ☐ 12. Elevator Plan Rev. Sec. by: _____ Date: _____
- ☐ 13. Plumbing Insp. Rev. by: _____ Date: _____
- ☐ 14. Construction Insp. Branch (Field Check) by: _____ Date: _____
- ☐ 15. Historic Pres. Div. by: _____ Date: _____
- ☑ 16. Structural Eng. by: _____ Date: 7/16/99
- ☐ 17. Permit and Certificate Issuance Counter By: _____ Date: _____

- ☐ 18. Q.C. By: _____ Date: _____

ZONING

C of O Number _____ Date _____

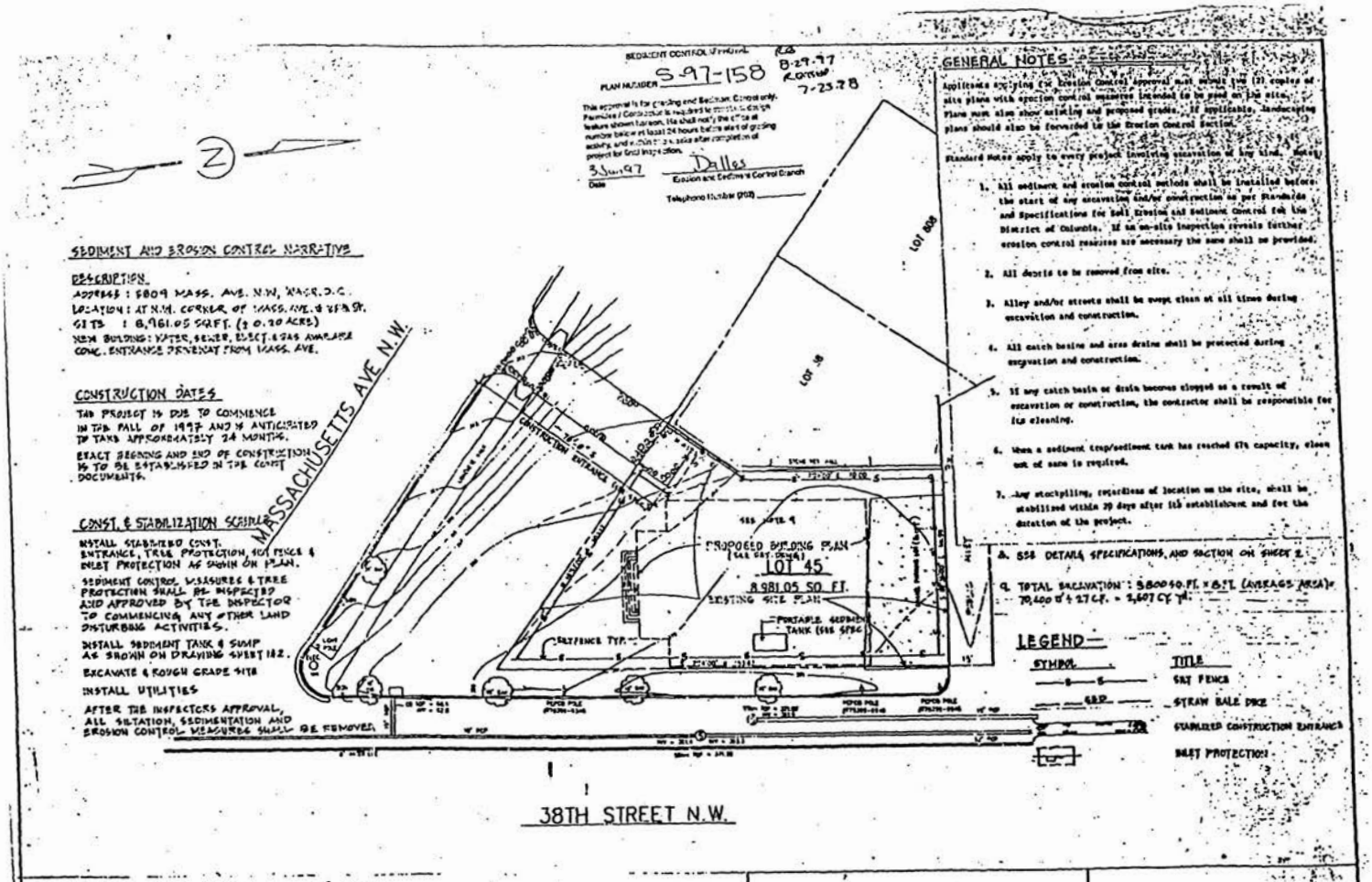
Existing Use(s) PUD

☐ New bldg.
☑ P.O.D.
☒ File in room 329

Job No.: ZA97-414 | BZA Case No.: | PUD Order No.:

DPW — PUBLIC SPACE

Street Name: _____
Street Width: _____
Road Width: _____
Sidewalk Width: _____
Parking: _____
Restrictions: _____



1. Applicants applying for erosion control approval must submit two (2) copies of site plans with erosion control measures intended to be used on the site. Plans must also show existing and proposed grades. If applicable, landscaping plans should also be forwarded to the Erosion Control Section.

Standard Notes apply to every project involving excavation of any kind. Notes:

1. All sediment and erosion control methods shall be installed before the start of any excavation and/or construction as per Standards and Specifications for Soil Erosion and Sediment Control for the District of Columbia. If an on-site inspection reveals further erosion control measures are necessary the same shall be provided.
2. All debris to be removed from site.
3. Alley and/or streets shall be swept clean at all times during excavation and construction.
4. All catch basins and area drains shall be protected during excavation and construction.
5. If any catch basin or drain becomes clogged as a result of excavation or construction, the contractor shall be responsible for its cleaning.
6. When a sediment trap/sediment tank has reached 67% capacity, clean out of same is required.
7. Any stockpiling, regardless of location on the site, shall be stabilized within 20 days after its establishment and for the duration of the project.

A. SEE DETAILS, SPECIFICATIONS, AND SECTION ON SHEET 2.

B. TOTAL EXCAVATION : 8,800 SQ. FT. × 6.5' (AVERAGE AREA) = 70,600 C.F. ÷ 27 C.F. = 2,607 C.Y.

SILTATION - EROSION CONTROL PLAN

SHEET 1 OF 2

MAY 30th 97

PROPOSED GURDWARA SAHIB FOR SIKH CULTURAL SOCIETY INC.
AT 38TH STREET AND MASSACHUSETTES AVE.
(LOT 45 SQUARE 1816) NW WASHINGTON D.C.

Frey, Sheehan, Stoker & Assoc., Inc./The [illegible], Inc.
Land Planning Consultants
Phone 588-3110

TECH GROUP INC.

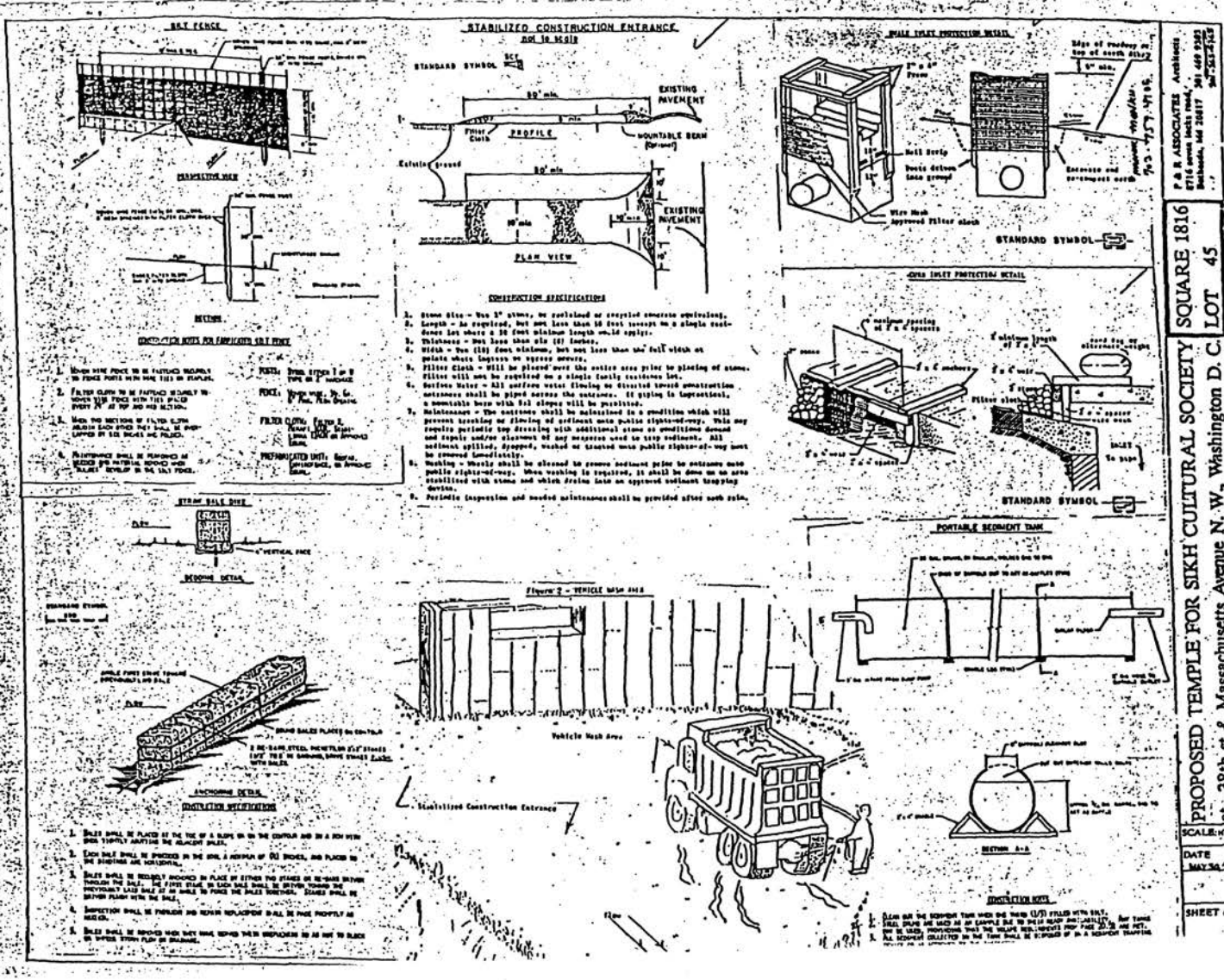
Scale :	1" = 20'
Contour Interval :	1'
Date :	JANUARY 1996
File No. :	96-0006

TOPOGRAPHIC SURVEY

LOT 45 SQUARE 1816
WASHINGTON, D.C.

38TH STREET, NW & MASSACHUSETTS AVENUE, NW

96-0006

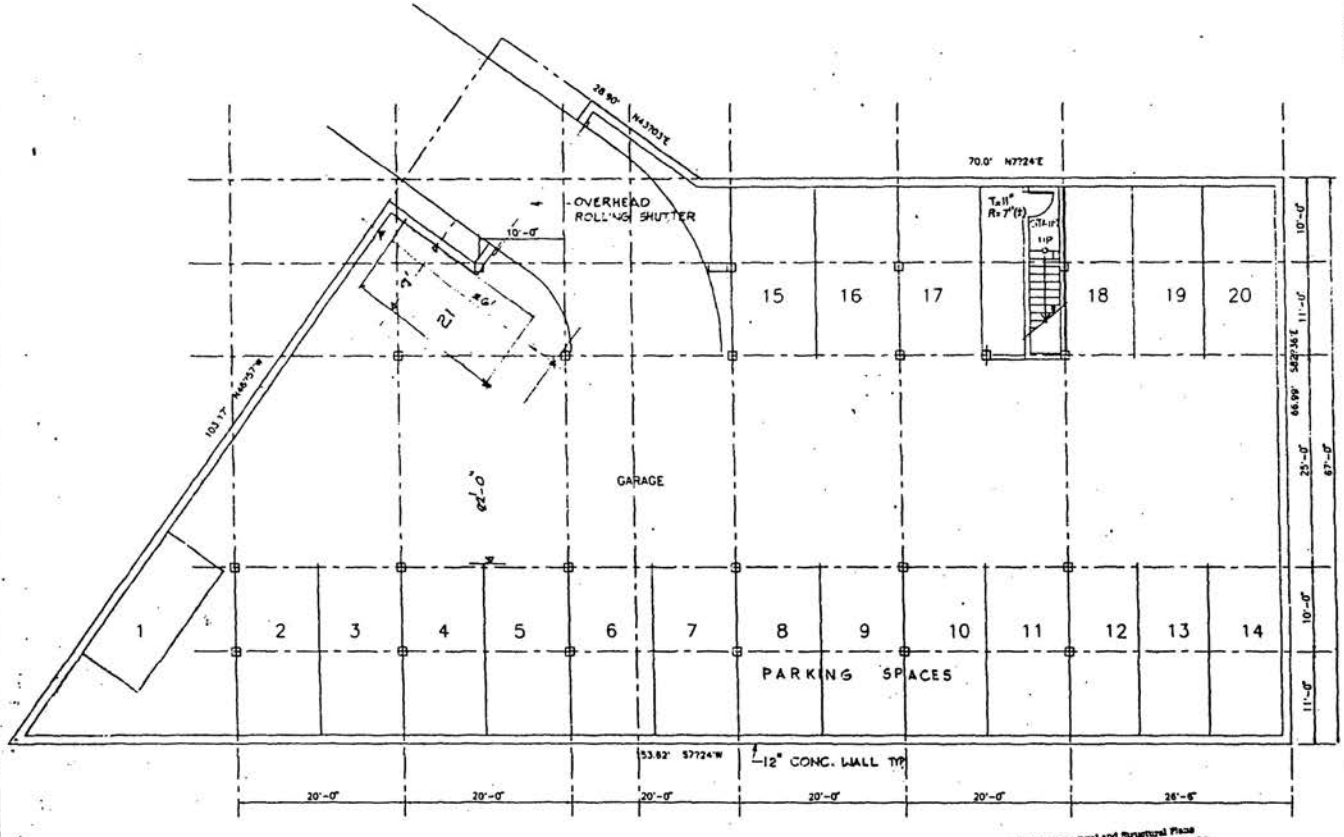


P & B ASSOCIATES Architects
8716 Grove Knoll Road, Potomac, Md 20854 301 469 5303

PROPOSED TEMPLE FOR SIKH CULTURAL SOCIETY at 38th st & Massachusetts Avenue N. W., Washington D. C.

SQUARE 1816
LOT 45

SCALE: 1"=3'
DATE: MAY 26, 92
SHEET #2



These Architectural and Structural Plans have been reviewed for compliance with the applicable provisions of the D.C. Construction Codes and are Approved.
Date _____ Signed _____
Structural Engineering Section

JUL 13 1999

BASEMENT

DISTRICT OF COLUMBIA
SAMBUDH SINGH
REGISTERED
ARCHITECT

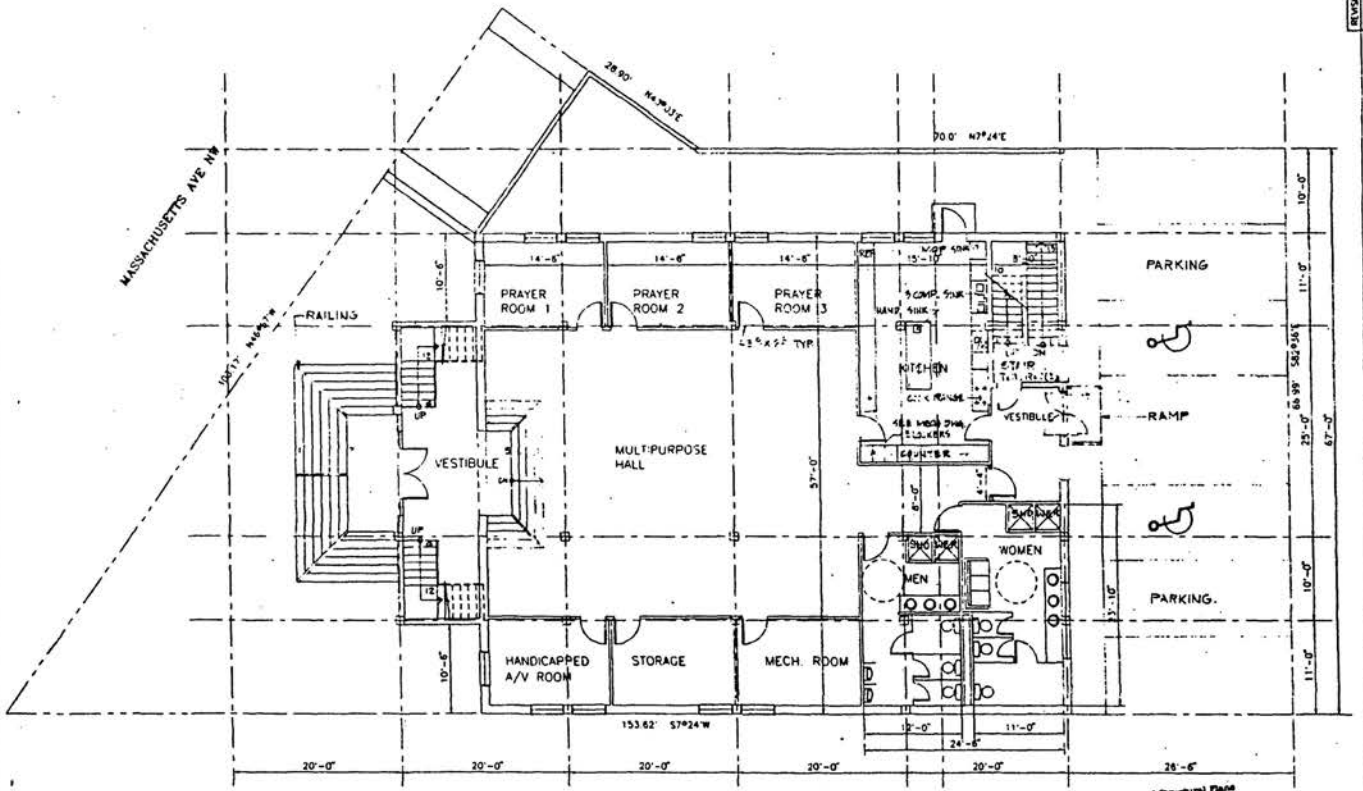
DATE

REVISION

PROPOSED GURDWARA SAHIB FOR SIKH CULTURAL SOCIETY INC
AT 38TH STREET AND MASSACHUSETTES AVE.
(LOT 45 SQUARE 1816) NW WASHINGTON D.C.

DATE 1/20/97
SCALE 1/8"=1'-0"

SHEET NUMBER
A-1



DISTRICT OF COLUMBIA GOVERNMENT
DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
BUILDING AND LAND REGULATION ADMINISTRATION
D.C. HEALTH REGULATION COMMISSION
APPROVED 1-28-97 BY

These Architectural and Structural Plans have been reviewed for compliance with the applicable provisions of the D.C. Construction Codes and are approved.
Date
Structural Engineering Section

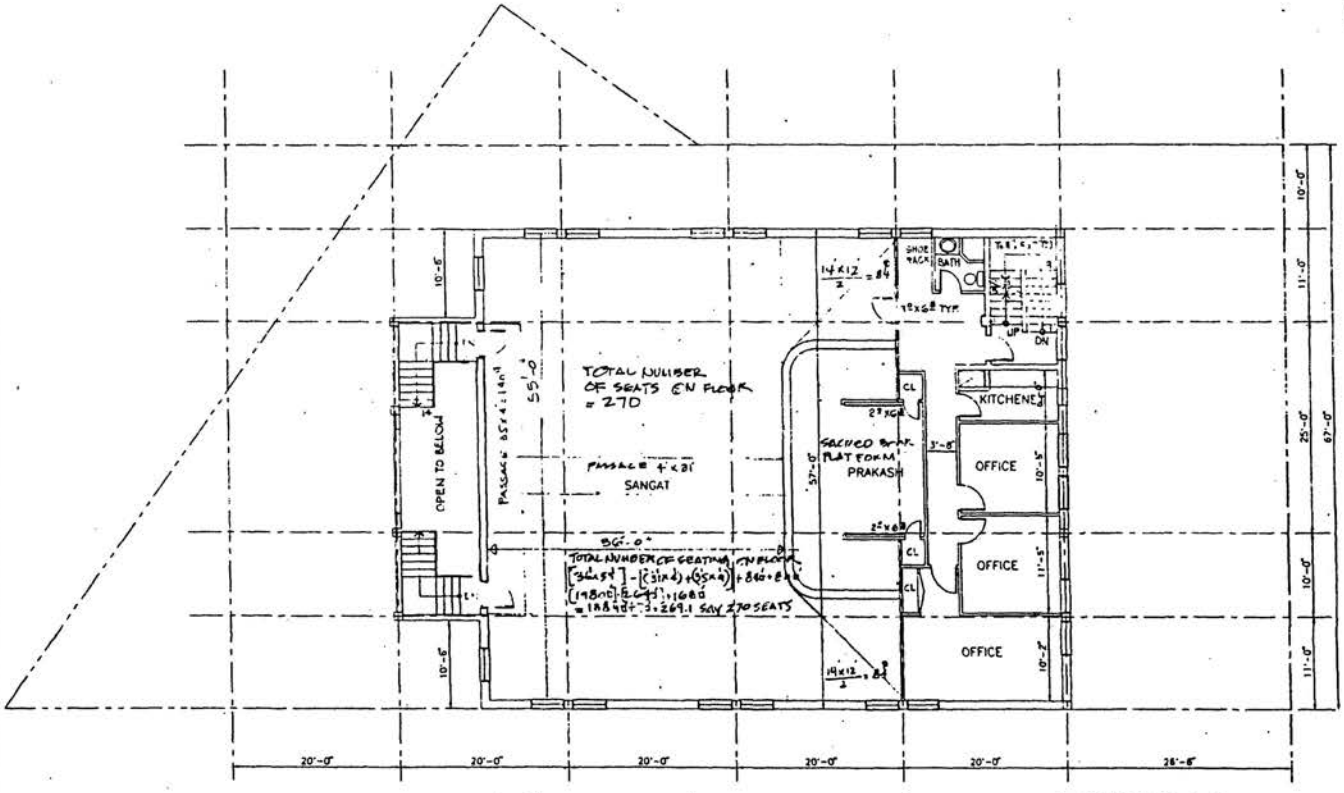
JUL 13 1995

FIRST FLOOR

PROPOSED GURDWARA SAHIB FOR SIKH CULTURAL SOCIETY INC
AT 38TH STREET AND MASSACHUSETTES AVE.

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

SHEET NUMBER
A-2



NOTE: PLACARD SHALL BE PROVIDED IN THE LOBBY SHOWING THE CAPACITY OF HALL = 270 PERSONS

JUL 13 1999

SECOND FLOOR

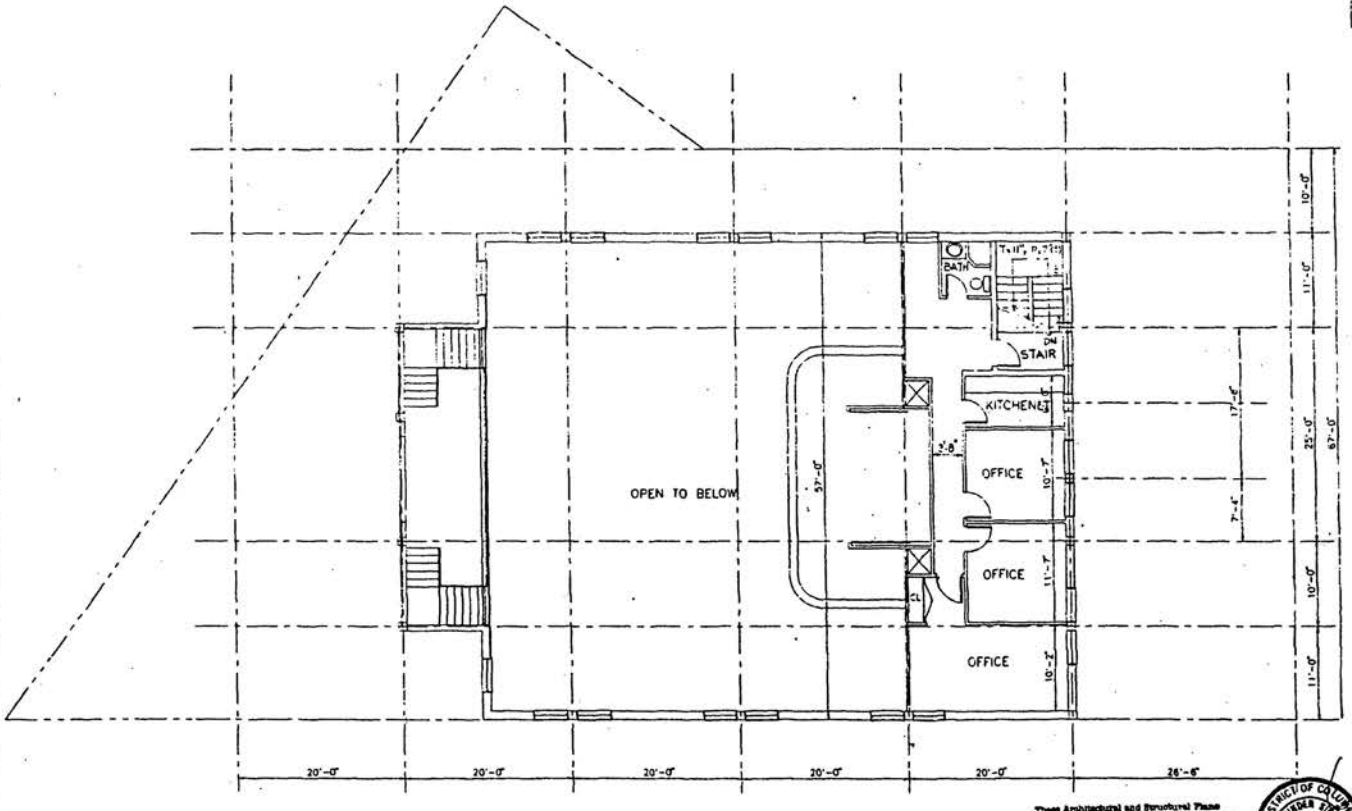
PROPOSED GURDWARA SAHIB FOR SIKH CULTURAL SOCIETY INC
AT 38TH STREET AND MASSACHUSETTES AVE.
(LOT 15, SQUARE 1816) NW WASHINGTON D.C.

DATE
REVISION

DISTRICT OF COLUMBIA — SURINDER SINGH — No. 2711 — REGISTERED — ARCHITECT

DATE 1/29/97
SCALE 1/8" = 1'-0"

SHEET NUMBER
A – 3



These Architectural and Structural Plans have been reviewed for compliance with the applicable provisions of the D.C. Construction Codes and are approved.
Date JUL 13 1999
Structural Engineering Section

DISTRICT OF COLUMBIA
LAWRENCE RINKER
REG. NO. 2781
REGISTERED
ARCHITECT

MEZZANINE FLOOR

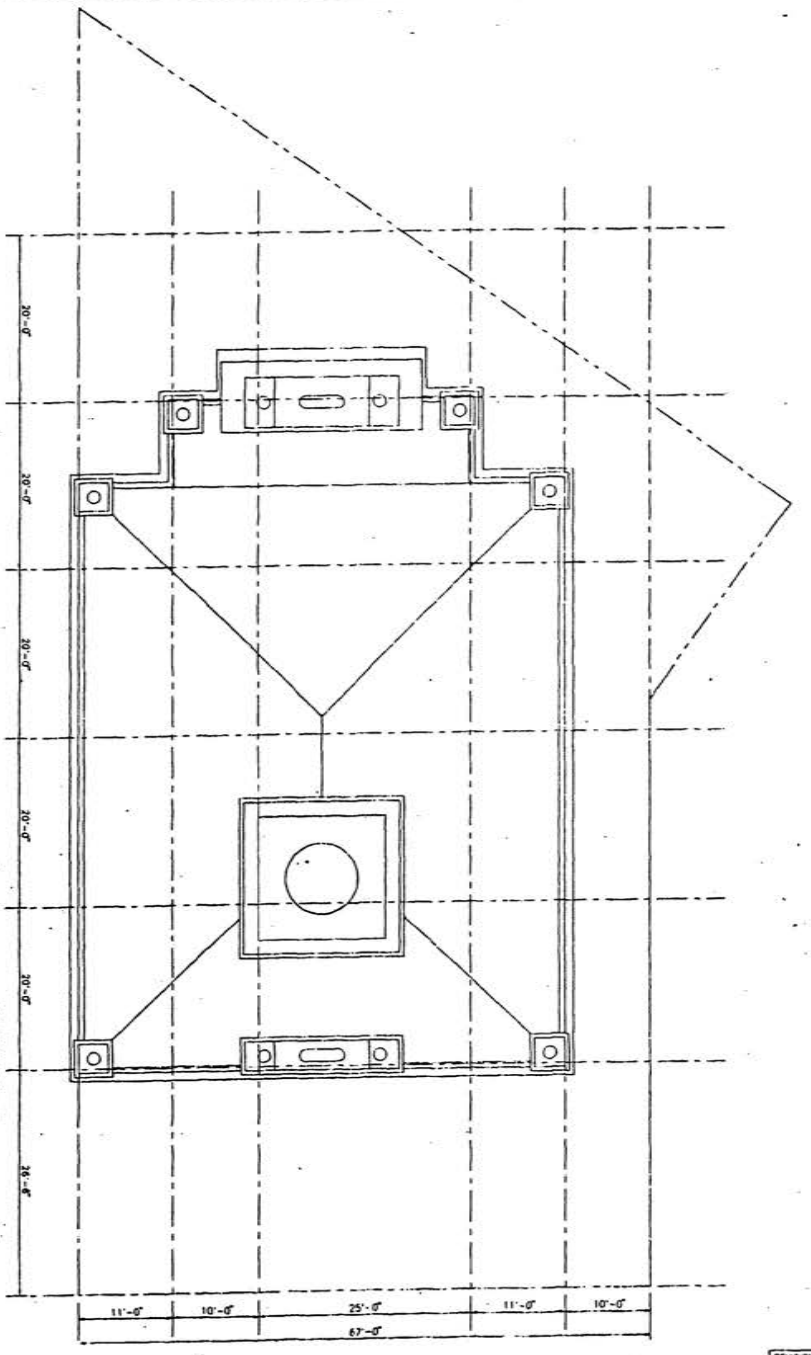
DATE

REVISION

PROPOSED GURDWARA SAHIB FOR SIKH CULTURAL SOCIETY INC
AT 38TH STREET AND MASSACHUSETTES AVE.

DATE 1/20/1
SCALE 1/8" = 1'

SHEET NUMBER
A-4



ROOF PLAN

PROPOSED GURDWARA SAHIB FOR SIKH CULTURAL SOCIETY INC
AT 38TH STREET AND MASSACHUSETTES AVE.
(LOT 45 SQUARE 1816) NW WASHINGTON D.C

REVISION	DATE

SHEET NUMBER A-5

FRONT ELEVATION

PROPOSED GURDWARA SAHIB FOR SIKH CULTURAL SOCIETY INC
AT 38TH STREET AND MASSACHUSETTES AVE.
(LOT 45 SQUARE 1816) NW WASHINGTON D.C.

DATE 1/30/97
SCALE 1/8" = 1'-0"

SHEET NUMBER
A-6

These Architectural and Structural Plans have been reviewed for compliance with the applicable provisions of the D.C. Construction Codes and are approved as to Date _____ Signed _____ Structural Engineering Section

JUL 13 1999

SIDE ELEVATION

DISTRICT OF COLUMBIA — No. 2211 — REGISTERED ARCHITECT

DATE

REVISION

PROPOSED GURDWARA SAHIB FOR SIKH CULTURAL SOCIETY INC

AT 38TH STREET AND MASSACHUSETTES AVE.

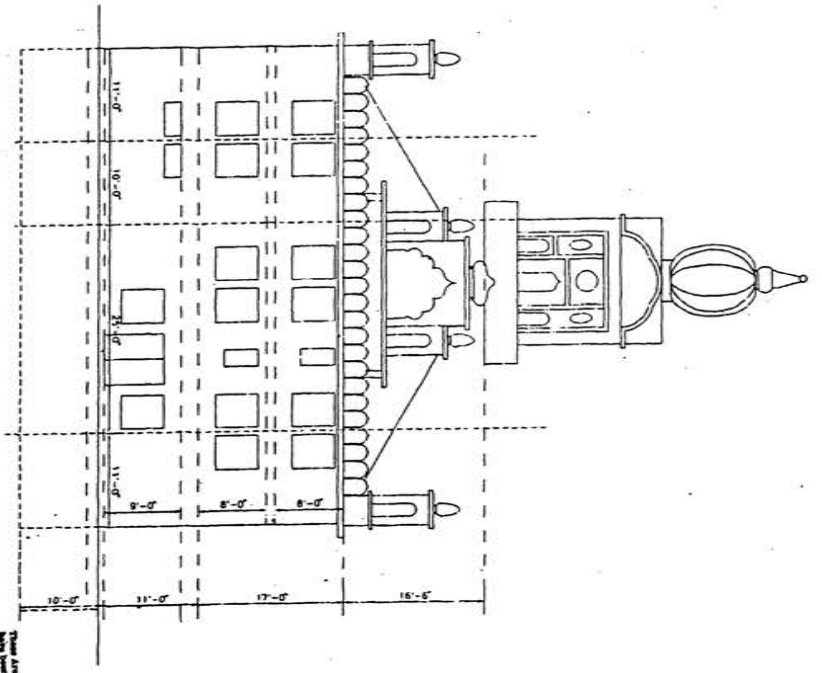
LOT 45 SQUARE 1816 NW WASHINGTON DC

DATE 11-10-97

SCALE 1/8"=1'-0

SHEET NUMBER

A-7



REAR ELEVATION

JUL 13 1999

REVISION | DATE

PROPOSED GURDWARA SAHIB FOR SIKH CULTURAL SOCIETY INC
AT 38TH STREET AND MASSACHUSETTES AVE.
(LOT 45 SQUARE 1816) NW WASHINGTON D.C.

SHEET NUMBER A-8

27'-0" (NTS)

SIDE ELEVATION

These Architectural and Structural Plans have been reviewed for compliance with the applicable provisions of the D.C. Construction Codes and are approved.
Date _____ Signed _____
Structural Engineering Section
JUL 13 1999

DISTRICT OF COLUMBIA REGISTERED ARCHITECT

REVISION / DATE

PROPOSED GURDWARA SAHIB FOR SIKH CULTURAL SOCIETY INC
AT 38TH STREET AND MASSACHUSETTES AVE.
(LOT 45 SQUARE 1816) NW WASHINGTON D.C.

DATE 11/20/97
SCALE 1/8" = 1'-0"
SHEET NUMBER A - 9

These Architectural and Structural Plans have been reviewed for compliance with the applicable provisions of the D.C. Construction Codes and are approved.
Date _____ Signed _____
Structural Engineering Section

JUL

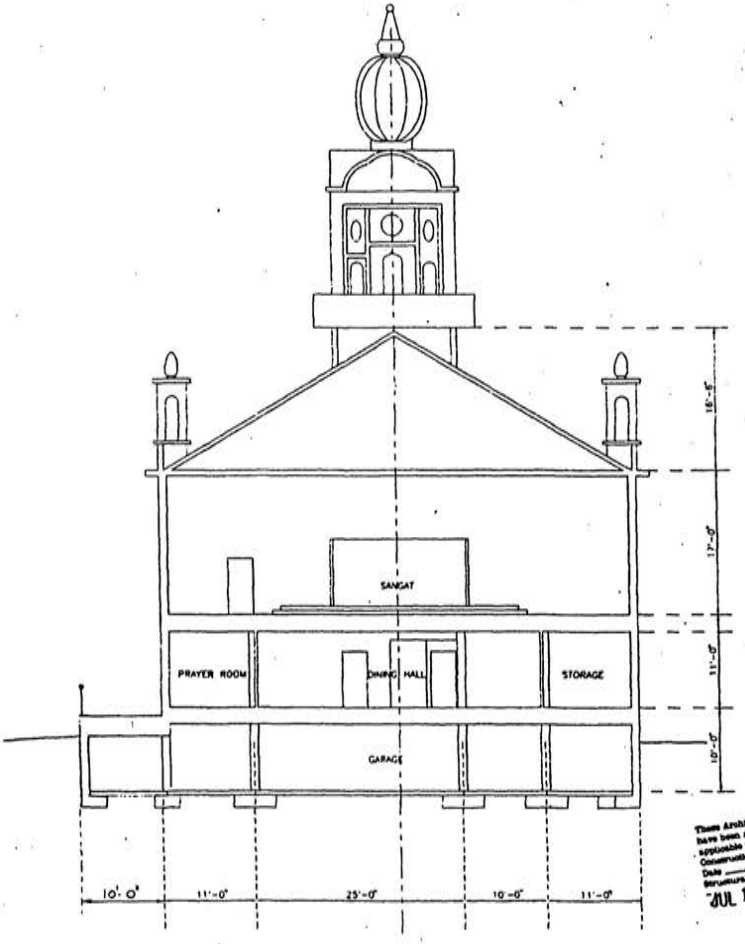
LONGITUDINAL SECTION

REVISION DATE

PROPOSED GURDWARA SAHIB FOR SIKH CULTURAL SOCIETY INC
AT 38TH STREET AND MASSACIIUSETTES AVE.
(LOT 45 SQUARE 1816) NW WASIIINGTON D.C.

DATE 12-97
SCALE 1/4"=1'-0"

SHEET NUMBER
A-10
OF



These Architectural and Structural Plans have been reviewed for compliance with the applicable portions of the D.C. Construction Codes and are approved.
Date _____ Signed _____
Structural Engineering Section
JUL 13 1999

CROSS SECTION

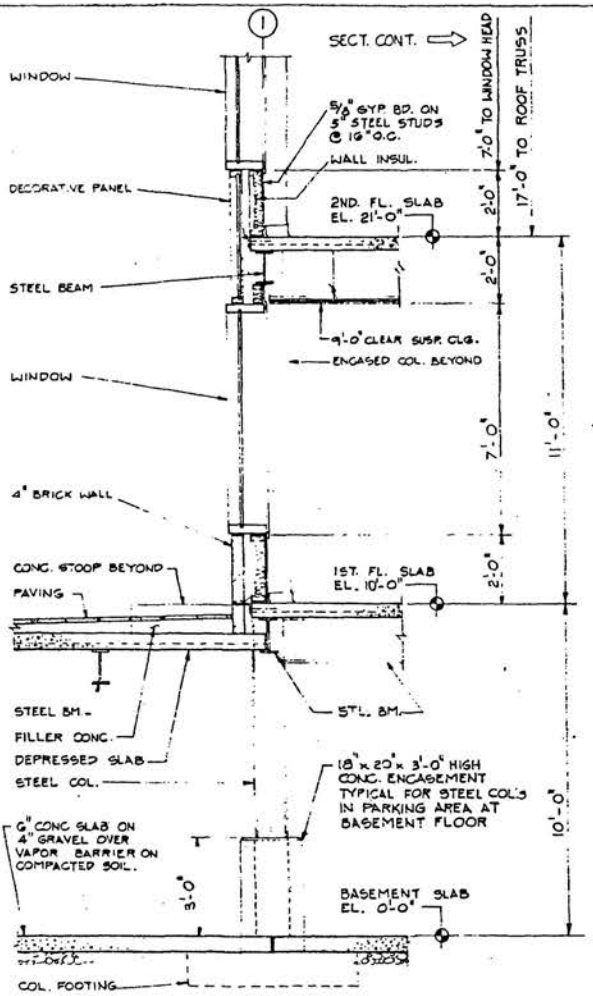
DISTRICT OF COLUMBIA REGISTERED ARCHITECT

DATE | REVISION

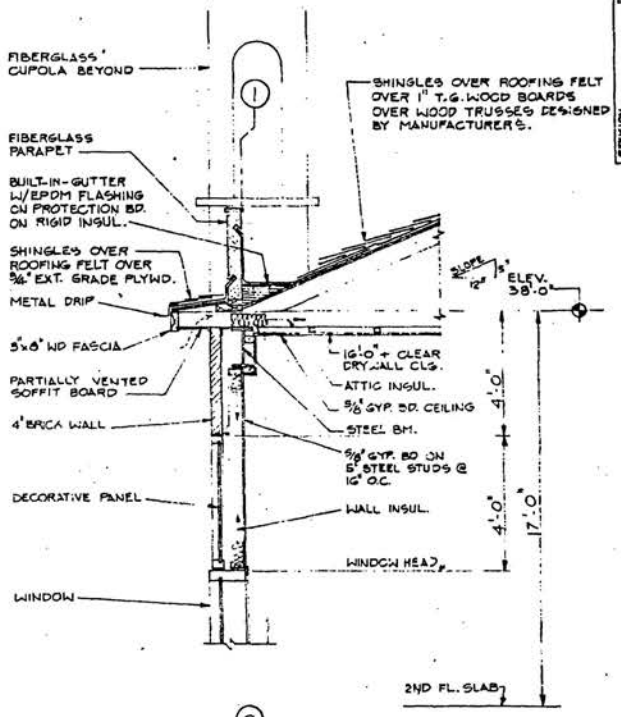
PROPOSED GURDWARA SAHIB FOR SIKH CULTURAL SOCIETY INC.
AT 38TH STREET AND MASSACHUSETTES AVE.
[illegible] WASHINGTON D.C.

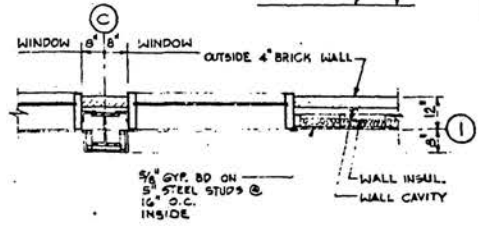
DATE 11/24/97
SCALE 1/8"=1'-0"

SHEET NUMBER
A-11



A — TYPICAL WALL SECTION
SCALE 1/2" = 1'-0"



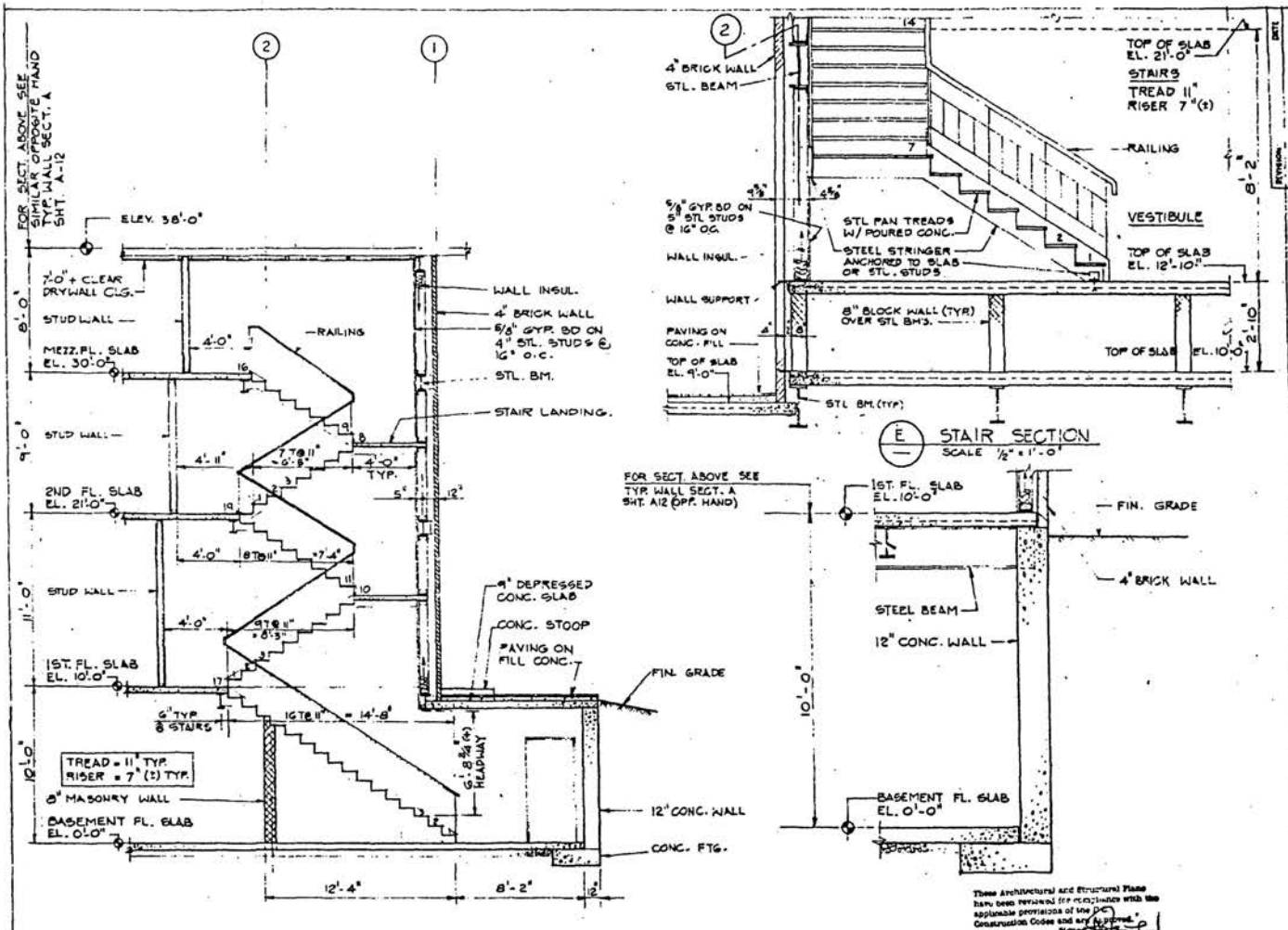


B — DETAIL
SCALE 1/2" = 1'-0"

DISTRICT OF COLUMBIA
REGISTERED ARCHITECT

PROPOSED GURDWARA SAHIB FOR SIKH CULTURAL SOCIETY INC.
AT 38TH STREET AND MASSACHUSETTES AVE.
(LOT 45 SQUARE 1816) NW WASHINGTON D.C.

DATE 1/26/97
SCALE 1/2" = 1'-0"
SHEET NUMBER A-12



C STAIR SECTION
SCALE 1/4" = 1'-0"

E STAIR SECTION
SCALE 1/2" = 1'-0"

D WALL SECTION
SCALE 1/2" = 1'-0"

These Architectural and Structural Plans have been reviewed for compliance with the applicable provisions of the DC Construction Codes and are approved.
Date JUL 13 1999
Signed
Structural Engineering Section

DISTRICT OF COLUMBIA
REGISTERED ARCHITECT

PROPOSED GURDWARA SAHIB FOR SIKH CULTURAL SOCIETY INC.
AT 38TH STREET AND MASSACHUSETTES AVE.

DATE 1/20/99
SCALE AS NOTED

SHEET NUMBER
A-13

COLUMN SCHEDULE			
COL. LOCATION	COL. SIZE	BASE PL SIZE	COL. LOAD
A3, A4, B4, C4, D1, D4, E1, E4, E5.5-2.	W10x39	14"x1'-2"x 7/8"	122.5K
F1, E4.	W10x39	14"x1'-2"x 7/8"	105.6K
B2, B3, C2, C3, D2, D3, E2, E3, F2, F3.	W10x54	14"x1'-2"x 1"	160.0K
B4 1,	W10x33	14"x1'-8"x 7/8"	90.0K

* fy = 36 KSI
ALL BASE PL SHALL HAVE 4 - 3/4" ϕ AB 15" LONG

12" CONC. RETAINING WALL
#5@12" O.C. (H&V) O.F.
#5@12" O.C. (H) I.F.
#5@8" O.C. (V) I.F.
SEE DET. ON SHT. S-5

IN 12" DEEP FTG.
4 - #5 (B) CONT.

f'c = 3KSI
FY = 60KSI

FOOTING SCHEDEDULE		
FTG	FTG. SIZE	FTG. REINF.
A	7'-0"x 7'-0"x 18"	6-#6 (B) E.W.
B	5'-0"x 5'-0"x 15"	4-#5 (B) E.W.
C	8'-0"x 8'-0"x 21"	8-#6 (B) E.W.
D	6'-6"x 6'-6"x 19"	8-#5 (B) E.W.
E	10'-0"x 8'-0"x 21"	16-#6 (B) L.W. 8-#6 (B) S.W.

f'c = 3KSI
FY = 60KSI
SOIL PRESSURE = 2.5 K/SF

10"x12"x 5/8" ϕ TL @
W/ 2- 3"x 1/4" BTL STRAP
12" LONG.

WALL PLATE (TYP)
NTS

OVERHEAD ROLLING SHUTTER

8" MASONRY WALL ON 30" WIDE FTG.

GARAGE

12" THICK TYP.

PARKING SPACES

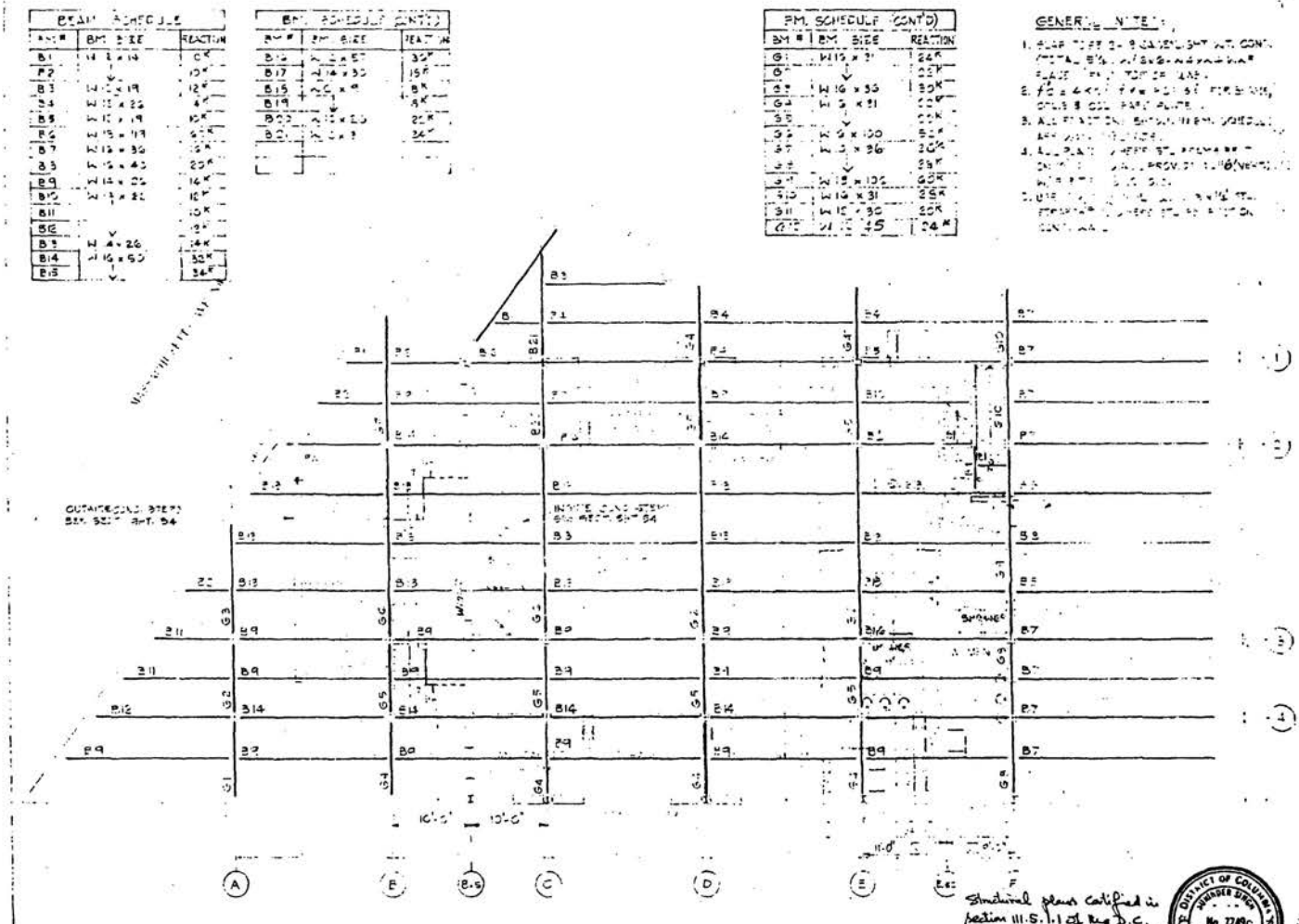
12" CONC. WALL (TYP)

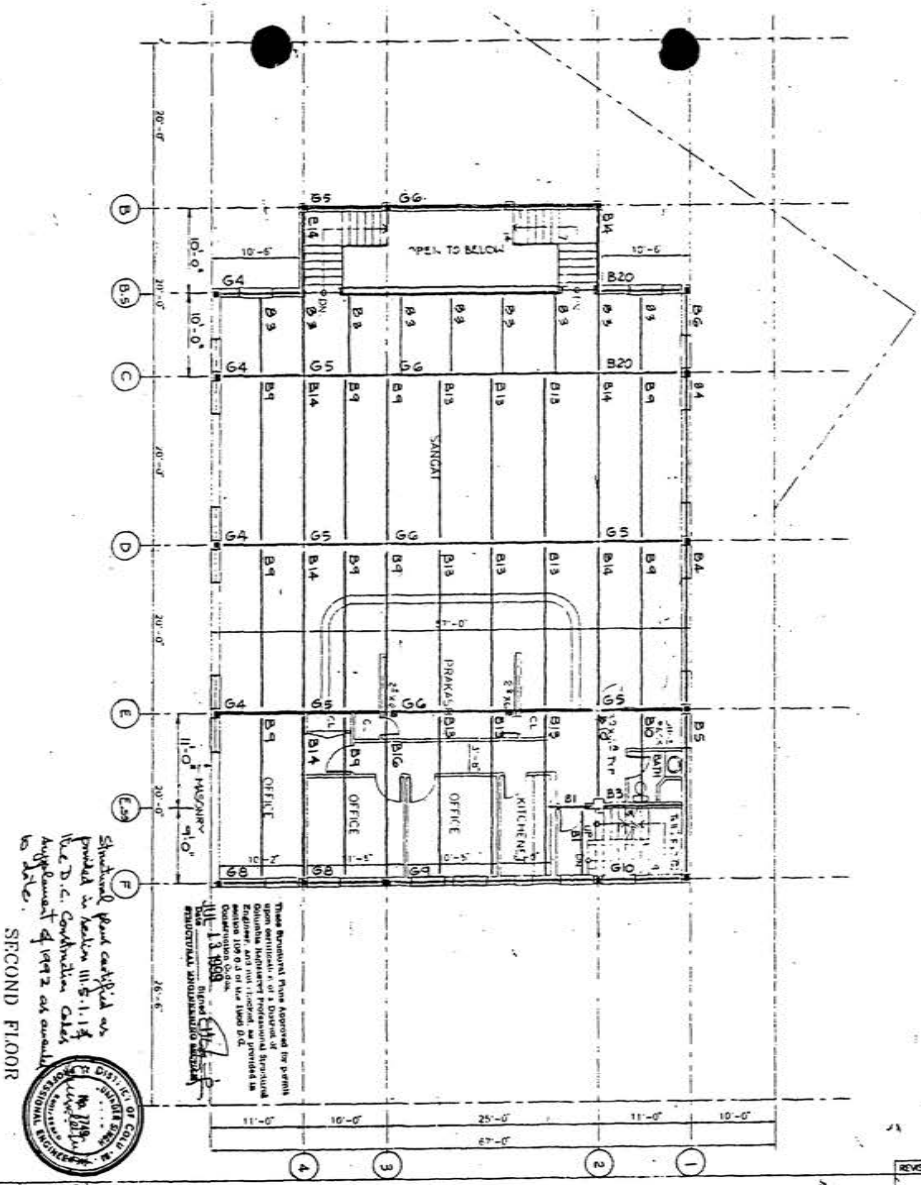
Structural plans certified as provided in Section III.B.1.1 of the D.C. Construction Codes Supplement of 1992 as amended to date.

BASEMENT

PROPOSED GURDWARA SAHIB FOR SIKH CULTURAL SOCIETY INC
AT 38TH STREET AND MASSACHUSETTES AVE.

DATE 1/20/99
SCALE 1/8"=1'-0"
SHEET NUMBER S-1


BEAM SCHEDULE
BEAM SCHEDULE (CONT'D)
BM. SCHEDULE (CONT'D)
GENERAL NOTES
1.
2.
3.
4.
5.
OUTLINE OF 2ND STORY BEYOND
INSIDE OF 2ND STORY BEYOND
SHOWER
10'-0"
10'-0"
11'-0"
A
B
B.5
C
D
E
F
1
2
3
4
Structural plans certified in Section 111.5.1.1 of the D.C. Construction codes supplement of 1992 as amended to date.
FIRST FLOOR
PROPOSED GUEST AREA ADDITION FOR SHEET METAL WORKERS LOCAL UNION NO. 100
AT 10TH STREET AND MASSACHUSETTS AVE.
S-2



SECOND FLOOR

Structural plans certified as provided in Section 111.5.1.1.4 of the D.C. Construction Codes Supplement of 1992 as amended to date.

DISTRICT OF COLUMBIA — REGISTERED — PROFESSIONAL ENGINEER

These Structural Plans Approved for permit Government of the District of Columbia Registered Professional Structural Engineer, and not transferable as provided in section 106.0.3 of the 1990 D.C. Construction Code.

JUL 13 1998

Signature

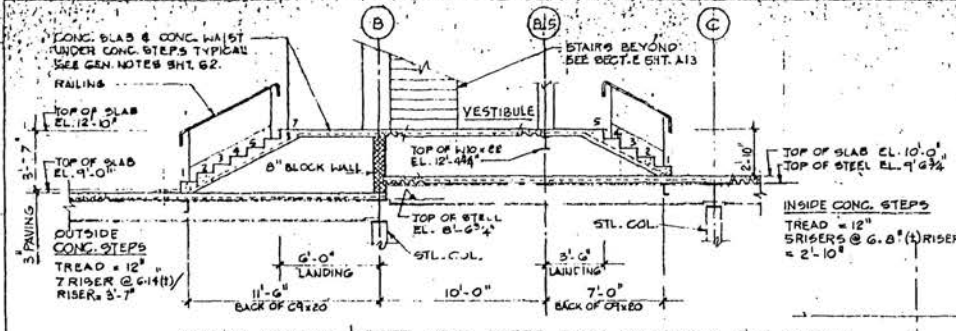
PROPOSED GURDWARA SAHIB FOR SIKH CULTURAL SOCIETY INC
AT 38TH STREET AND MASSACHUSETTES AVE.
(LOT 45 SQUARE 1816) NW WASHINGTON D.C.

REVISION	DATE

SHEET NUMBER S-3 OF

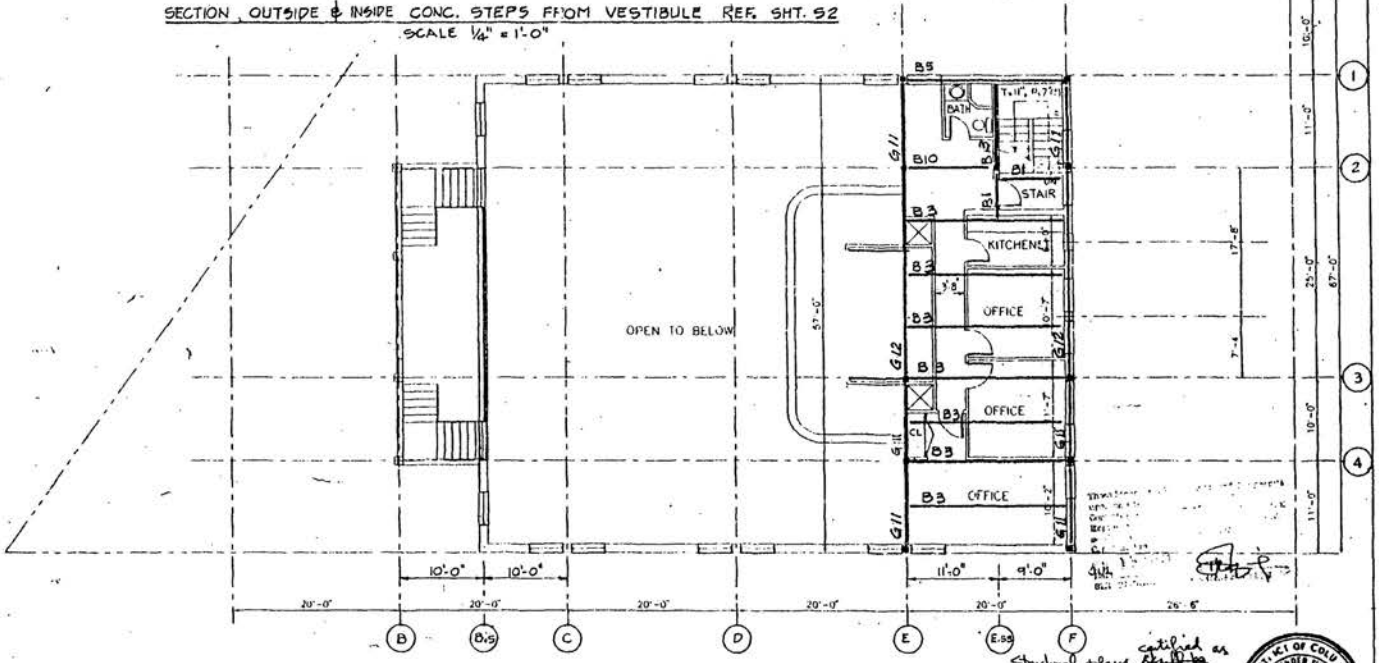
DATE 12/2/97

SCALE 1/8"=1'-0"



SECTION, OUTSIDE & INSIDE CONC. STEPS FROM VESTIBULE REF. SHT. S2

SCALE 1/4" = 1'-0"



Structural plans certified as provided in Section 111.5.1.1 of the D.C. Construction Codes Supplement of 1992 as amended to date.

MEZZANINE FLOOR

DIST. OF COLUMBIA — LICENSED PROFESSIONAL ENGINEER

PROPOSED GURDWARA SAHIB FOR SIKH CULTURAL SOCIETY INC
AT 38TH STREET AND MASSACHUSETTES AVE.
(LOT 45 SQUARE 1816) NW WASHINGTON D.C.

DATE 1/20/97
SCALE 1/8" = 1'-0"
SHEET NUMBER S-4
OF