Nebraska Avenue Neighborhood Association
5126 Nebraska Ave., NW
Washington, DC 20008

May 29, 2002 Hand Delivered

Mr. Geoffrey Griffis
Chairman, Board of Zoning Adjustment
441 4th Street, NW, Room 210
Washington, DC 20001

2002 MAY 29 AM 9:05
D.C. OFFICE OF ZONING

Re: BZA Appeal No. 16879: Nebraska Avenue Neighborhood Association (Sunrise)

Dear Mr. Griffis and Members of the Board of Zoning Adjustment:

Attached to this cover letter is documentation which supports the following Appellant positions:

(1) "THE PLANS ... ONLY INCLUDED REVISIONS TO THE ELEVATOR/ MECHANICAL PENTHOUSE. ... NO CHANGES WERE MADE ... THAT WOULD HAVE ANY IMPACT ON THE TOTAL FAR OF THE PROJECT. " * (AFFIDAVIT signed by Steven Ruiz, 5/22/2002).

(2) PLANS PROVIDED BY SHAW PITTMAN'S MAY 22, 2002 SUBMISSION TO THE BOARD ARE INCOMPLETE, BIASED AND MISLEADING. THEY DO NOT REFLECT THE BUILDING PERMIT APPLICATION MATERIALS.

(3) NEW INFORMATION FROM DCRA ON 4/10/02 SHOWS A NONCOMPLIANT REAR YARD STRUCTURE AND INCREASE IN FAR.

Supporting documentation is included in the attached brief summary sheet and Exhibits which provide clarification of the above reference positions. We ask the Board to seriously consider the points raised in the summary statement and vote against the motion to dismiss Appeal No. 16879. We urgently request to be allowed to present the case in full and thus be afforded due process.

Respectfully,

Page Chiapella

Page Chiapella
President, Nebraska Avenue Neighborhood Association

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* "The plans that were submitted to the Department of Consumer and Regulatory Affairs (Building and Land Regulation Administration) on November 30, 2001, for the issuance of the modification permit, only included revisions to the elevator/mechanical penthouse." "No changes were made to the project, in the set of plans filed on November 30, 2001, that would have any impact on the total FAR of the project."

#29

Board of Zoning Adjustment
District of Columbia
CASE NO.16879
EXHIBIT NO.29

Nebraska Avenue Neighborhood Association
5126 Nebraska Ave., NW
Washington, DC 20008

May 29, 2002 Hand Delivered

Mr. Geoffrey Griffis
Chairman, Board of Zoning Adjustment
441 4th Street, NW, Room 210
Washington, DC 20001

Re: BZA Appeal No. 16879: Nebraska Avenue Neighborhood Association (Sunrise)

Dear Mr. Griffis and Members of the Board of Zoning Adjustment:

The following is a brief response to the Shaw Pittman submission for Sunrise LLC ("Sunrise") dated May 22, 2002. The materials in the Shaw Pittman Exhibits are incomplete and biased (in favor of Sunrise). The Nebraska Avenue Neighborhood Association ("NANA") believes the submission misdirects the Board and obfuscates the problems which are the subject of Appeal No 16879.

(1) "THE PLANS ... ONLY INCLUDED REVISIONS TO THE ELEVATOR/ MECHANICAL PENTHOUSE." "NO CHANGES WERE MADE ... THAT WOULD HAVE ANY IMPACT ON THE TOTAL FAR OF THE PROJECT." * (AFFIDAVIT signed by Steven Ruiz, 5/22/2002).

The affidavit of May 22, 2002 signed by architect Stephen Ruiz is of questionable credibility. In a September 13, 2000 *certified statement* on an Environmental Impact Screening Form, Mr. Ruiz certified that the new building would be 23 feet 2 inches in height and contain less than 50 apartment dwellings (NANA Exhibit A). The building is actually planned to be over 85 feet tall and contain 102 units (NANA Exhibit B). These misstatements helped avoid requirements for further environmental assessment. Such blatantly incorrect statements by the project architect bring into question Mr. Ruiz's credibility. In the affidavit dated May 22, 2002 (Shaw Pittman, Exhibit B), Mr. Ruiz states that "the issuance of the modification permit, only included revisions to the elevator/mechanical penthouse." In the modified elevator/mechanical penthouse, the plans (Shaw Pittman Exhibit A) show that the elevator penthouse is truncated and the machine room eliminated.** How can the previously approved Otis elevators in the subject building (NANA Exhibit C) function without an elevator penthouse and machine room? In addition, Permit B442149 (January 23, 2002) application support materials show a revision increasing the gross floor space of the 7th floor, thus increasing the FAR (NANA Exhibit D).

CONCLUSION: THE ARCHITECT'S AFFIDAVIT IS UNRELIABLE.

(2) PLANS PROVIDED BY SHAW PITTMAN'S MAY 22, 2002 SUBMISSION TO THE BOARD ARE INCOMPLETE, BIASED AND MISLEADING. THEY DO NOT REFLECT THE BUILDING PERMIT APPLICATION MATERIALS.

The plans attached to Shaw Pittman's May 22 submission are not complete and do not accurately reflect the set of permit application materials supporting the new Permit No. B442149 referenced above. Several omitted materials are presented in NANA Exhibit E. They show, for example, a contract and detailed elevator plans for a building located in Arlington, Virginia. Since the application itself states that the revision to the roof plan/structure is to include elevator "only as per plans," it is unclear why plans for elevators in another building were submitted in support of Permit B442149.

CONCLUSION: THE PRESENTATION IN THE SHAW PITTMAN SUBMISSION TO THE BZA IS INCOMPLETE, BIASED AND MISLEADING.

(3) NEW INFORMATION FROM DCRA ON 4/10/02 SHOWS A NONCOMPLIANT REAR YARD STRUCTURE AND INCREASE IN FAR.

(3) Appeal No. 16879 addresses points which are based on significant information that NANA was not able to include in the earlier appeal. "New" information (NANA Exhibit F) was made available to NANA at a meeting with DCRA staff on 4/10/02. (This meeting was set up at the urging of D.C. Councilmember David Catania.) DCRA's new information was previously inaccessible to NANA, in spite of considerable due diligence on our part, including FOIA and other requests to access the complete application materials (NANA Exhibit G). Had we had the referenced information earlier, we would have made a substantially different case in the original Appeal (Appeal No. 16716). DCMR Title 11 §126.11 allows appeal based on ***new information*** not reasonably available at the time of an original appeal hearing. There is a current FOIA request to DCRA for copies of more DCRA records (due 5/22/02 but not yet received) which we believe should provide additional clarification. The information should be available for the scheduled hearing in June.

CONCLUSION: DCRA HAS PROVIDED NEW INFORMATION THAT ADDRESSES ORIGINAL APPEAL ISSUES AND IS THEREFORE ALLOWED UNDER 11 DCMR §3202.

The Nebraska Avenue Neighborhood Association respectfully requests that the Board deny Shaw Pittman's motion to dismiss Appeal No. 16879. Proper consideration by the Board of *all* relevant evidence and issues is needed. The attached exhibits demonstrate that Sunrise, in its effort to discredit the Co-Appellants, has not addressed all Appeal issues. We request that the Board hear Appeal No. 16879 based on amended Permit No. B442149 and other substantial "new" information. We ask that the Board consider all new evidence and base its decision on complete evidence.

IN CONCLUSION, WE BELIEVE DUE PROCESS REQUIRES THAT THE CO-APPELLANTS (NANA and ANC 3G) BE ALLOWED TO PRESENT THEIR APPEAL CASE AT A FULL HEARING.

Respectfully,

Page Chiapella

Page Chiapella, President
Nebraska Avenue Neighborhood Association

Attachments

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* "The plans that were submitted to the Department of Consumer and Regulatory Affairs (Building and Land Regulation Administration) on November 30, 2001, for the issuance of the modification permit, only included revisions to the elevator/mechanical penthouse."
"No changes were made to the project, in the set of plans filed on November 30, 2001, that would have any impact on the total FAR of the project."

** Note that the Shaw Pittman Exhibit A plan sheets A302, K15 and A10 showing the BUILDING CROSS-SECTION, PARTIAL 7TH FLOOR PLAN - ELEVATOR LOBBY AREA, and SECTION @ ELEVATOR SHAFT, respectively, were not been reviewed and approved by Elevator Review Section of the Building and Land Regulation Administration.

Nebraska Avenue Neighborhood Association
5126 Nebraska Ave., NW
Washington, DC 20008

Re: BZA Appeal No. 16879: Nebraska Avenue Neighborhood Association (Sunrise)

LIST OF EXHIBITS
May 29, 2002

A. Sworn statement by Steven Ruiz, September, 2000 misrepresenting building details (Environmental Impact Screening Form)

B. Actual building details (Building Permit Application No. 590 AA plans for Permit B435464).

C. Details of the approved Otis Elevators (Building Permit Application No. 590 AA plans for Permit B435464).

D. Comparison of Permit B442149 plan and Permit B435464 plan relating to 7th floor.

E. Entirely new materials which were submitted with the application for Permit No. B442149 but are not shown in the Shaw Pittman May 22, 2002 submission.

F. New information made available to NANA at a meeting with DCRA staff on 4/10/02.

G. Copies of requests for information

DISTRICT OF COLUMBIA GOVERNMENT
DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
ENVIRONMENTAL REGULATION ADMINISTRATION

ENVIRONMENTAL IMPACT SCREENING FORM
(EISF)

The Environmental Impact Screening Form (EISF) is designed to help applicants and District government agencies determine, in a orderly manner weather, a "major action", as defined in the District of Columbia Environmental Policy Act of1989, would likely result in significant adverse environmental impacts, either during the construction or operation phase of the project. The question of whether an impact is significant is not always easy to answer. Frequently there are aspects of a project which are subjective or unmeasureable. The EISF is intended to provide a method whereby applicants and agencies can be assured that the determination process has been orderly, comprehensive in nature, yet flexible enough to allow introduction of information to specific project or action.

The Environmental Impact Screening Form is comprised of three parts:

Part 1: Provides objective data and information about a given project and its site. By identifying basic project data, it assists the government reviewers in the analysis that takes place in Parts 2 and 3. This part must be filled out by the applicant.

Part 2: Identifies the range of possible impacts that may occur from a project during construction or afterwards. It provides guidance (by example) as to whether an impact is to be considered small to moderate or whether it is a potentially-large impact. The form also identifies whether an impact can be mitigated or reduced. This part is filled out by the lead agency reviewers.

Part 3: If any impact in Part 2 is identified as potentially-large, even if it can be mitigated, then Part 3 is used to evaluate whether or not tbe impact is significant. This part is completed bv tbe lead agency reviewers.

PART 1 - PROJECT INFORMATION

NOTICE: This document is designed to assist in determining whether the action proposed will likely have a significant adverse impact on thc environment. The applicant must answer all the questions in Part 1. Answers to the questions will bc considered as part of the application for approval and will be subject to further verification. Further information may be required. Provide any additional information you believe will be needed to complete Parts 2 and 3 of this form.

Name of Project 5111 Connecticut Ave., N.W.		
Location of Project (Street Address) 5111 Connecticut Ave., N.W.	Lot 49-57 & 161	Square 1989
Name of Applicant Mario Escalante	Telephone 703-744-1830	
Mailing Address 5111 Connecticut Ave., N.W.		
City Washington	State DC	Zip 20015
Name of Owner Sunny & Louis Reyes, Et. Al.	Telephone	
Mailing Address P.O. Box 501		
City College Park	State MD	Zip 20741-0501

8. Will construction be on land where tbe depth to the water table is less than 3 feet? ☐ Yes ☒ No

9. Will construction be on land where the bedrock is exposed or is within 3 feet of tite existing ground surface?
☐ Yes ☒ No

10. Will the construction disturb more than 5,000 square feet of soil? ☒ Yes ☐ No

11. Will disturbed trees be reclaimed? ☒ Yes ☐ No ☐ N/A
    a. If Yes, for what intended purpose is the site being reclaimed? Building Construction

12. If project is single-phase: Period of construction 14 months (induding demolition)

13. If project is multi-phased:
    a. Total number of phases anticipated:_____
    b. Anticipated date of commencement of phase 1_____month____year
    c. Approximate date of completion of final phase_____month____year
    d. Is phase 1 functionally dependent on subsequent phases? ☐ Yes ☐ No

14. Will blasting occur during construction? ☐ Yes ☒ No

15. Will the surface area of an existing water body be increased or decreased by the project? ☐ Yes ☒ No
    a. If Yes,explain_____

16. Is the project or any portion of the project in a 100 year flood plain? ☐ Yes ☒ No
17. Will liquid waste be generated, either during construction or afterwards? ☐ Yes ☐ No
    a. If Yes, indicate type of waste (chemical, industrial, sewage, etc.) and amount_____
    b. How will this waste be disposed of?_____

18. Will the project generate solid, medical, infectious, radioactive or hazardous waste? ☐ Yes ☒ No
    a. If Yes, what is tbe type and amount per montb?_____type; _____amount
    Will an existing waste disposal facility be used? ☐ Yes ☒ No
    Give name_____ ; location_____
    b. Will any wastes not go into a waste disposal facility? ☐ Yes ☒ No
    If Yes, explain_____
19. Will the project produce odors? ☐ Yes ☒ No
    a. If Yes, describe source of odors and duration_____

20. Will the project produce noise, either during construction or afterwards, exceeding the existing ambient noise levels? ☐ Yes ☒ No

21. Will any underground storage tanks be installed? ☐ Yes ☒ No
    a. If Yes, how many tanks will be installed?_____
    Contents:_____Capacity:_____(gallons)

22. Will pesticides (herbicides, insecticides, etc.) be used? ☐ Yes ☒ No

23. Will the proposed project require the issuance of any permits or other approvals (Certificate of Occupancy, Public Space Pemit, Air Pollution Permit, Stormwater Management Permit, Pretreatment Permit, Zoning Approvals, etc.) from the District Government, in addition to a Construction Pemit? ☐ Yes ☐ No
    a. If Yes, list alll required permits: Public Space Permit, Stormwater Management Permit, Sediment Control

B. PROJECT DESCRIPTION

1. Physical dimensions and scale of project (fill in dimensions as appropriate)
   a. Project area to be developed: 27,650/0.634 (sq. ft./acres)
   b. Project area to remain undeveloped: 0 (sq. ft./acres)
   c. Dimensions of proposed structure: 23'-2" height; 70'-11" width; 168'-2" length
   d. Gross floor acre of proposed structure: 80,620 sq. ft.
   h. Depth of any escavation: 13' average; 15' maximum

2. Does the proposed action involve a planning or zoning decision? ☐Yes ☒No
   If Yes indicate decision requared:
   ☐zoning variance ☐special exception ☐special use permit
   ☐subdivision ☐large tract review ☐other_____

3. a. Will the proposed project contain residential premises, apartment dwellings, housing subdivisions or other housing complexes designed to house fifty (50) of more families? ☐Yes ☒No

   b. Will the proposed projects consist of shopping and/or office and/or commercial facilities having 50,000 or more square feet of gross floor space? ☐Yes ☒No

   c. Will the proposed project consist of entertainment and/or recreational facilities including but not limited to theaters, auditoriums, sports stadiums, bowling alleys, etc. having a capacity to accommodate more than 400 persons at one time? ☐Yes ☒No

   d. Will the proposed projects consist of or include parking facilities (garages, surface lots, etc.) having a capacity of 50 or more vehicles? ☐Yes ☒No

   e. Will the proposed project increase traffic volume which would result in a street volume-to-capacity ratio of 0.90 or greater (Street Level-of-Service E or F)? ☐Yes ☒No 6 a.m. peak hour trips 17 p.m. peak hour trips

   f. Will the proposed project increase traffic volume which would result in a vehicle delay of 40.1 or more seconds at any signalized intersection (Intersection Level-of-Service E or F)? ☐Yes ☒No

   NOTE: If you answered YES to any of the questions 3. (a. through f.) you are required to submit an air quality analysis of emissions (in pounds or tons of pollutants per day) of Carbon Monoxide (CO), volatile organic compounds (VOCs), and nitrogen oxides (NO_x) resulting from the operation of mobile sources associated with the proposed project. The most current version of the U.S. Environmental Protection Agency's (EPA's) "MOBILE" emissions factor model must be used in deriving the emissions estimates. In addition, an analysis of the impact from mobile sources on CO concentrations (in parts per million) in the vicinity of the proposed project must also be provided. This analysis, at a minimum, must be conducted in accordance with the procedures identified in the EPA guidance document entitled Guidelines for Air Quality Maintenance Planning and Analysis Volume 9: Evaluating Indirect Sources (Publication No. EPA-450/4-74-10) using an approved air quality dispersion model and must include a comparison of the resulting air quality with both the one (1) hour average and eight (8) hour average National Ambient Air Quality Stantards (NAAQS) for CO.

4. Will the proposed project result in an emission into the atmosphere of odorous or other air pollutants from any source, in any quantity and of any characteristic and duration which is or is likely to be injurious to the public health or welfare or which interferes with the reasonable enjoyment of life and property? ☐Yes ☒No
   a. If Yes descsibe:_____

5. How much natural material (rock, earth, etc.) will be removed from the site? 11,700/7,000 tons/cubic yards

6. How much vegetation will be removed from the site? 0.16 sq.ft./acres

7. Will any mature trees or other locally important vegetation be removed from the site? ☐Yes ☒No

24. Will the proposed project require the issuance of any permits or other approvals (NPDES, Section 404 Dredge and Fill Permit, etc.) from the Federal Govenment? ☐Yes ☒No

a. If Yes, list all required permits:_____

25. What is the Standard Industrial Classification (SIC) Code for the proposed facility? 6513 see attached description

C. INFORMATIONAL DETAILS

Attach any additional information as may be needed to clarify your project. This information could be in the form of a narrative description of the project, brochures descrbing the project or processing equipment, geotechniacl reports, soil surveys, Phase I and Phase II Environmental Assessments, traffic surveys, air quality asalysis, or any other information which may be available which will assist the reviewers in making their determinations. Use separate sheets, if necessary, to expand on any answers or esplainations given in Part 1 of this EISF.

D. VERIFICATION

I CERTIFY THAT THE INFORMATION PROVIDED IN THIS ENVIRONMENTAL IMPACT SCREENING FORM IS TRUE TO THE BEST OF MY KNOWLEDGE.

Applicent/Representative:

Name (Print) Steven H. Ruiz Date September 13, 2000

Signature Title Partner Beery Rio & Associates

Adress 8001 Braddock Road, 4th Floor, Springfield VA 22151

Telephone Number (703) 426-9057

BUILDING CODE SUMMARY

NAME OF PROJECT: 5111 CONNECTICUT AVENUE, NW, WASHINGTON D.C.

DESIGNERS OF RECORD:

DESIGNER	NAME	TELEPHONE
ARCHITECTURAL:	BEERY, RIO & ASSOC.	(703) 425-9057
ELECTRICAL:	HURST & ASSOC.	(703) 534-7872
PLUMBING:	HURST & ASSOC.	(703) 534-7872
MECHANICAL:	HURST & ASSOC.	(703) 534-7872
STRUCTURAL:	EHLERT/BRYAN, INC.	(703) 827-9552
CIVIL:	AMT	(301) 881-2545

BUILDING DATA

APPLICABLE CODES: Boca National Building Code 1996
The National Electric Code 1996 (NFPA No. 70) (NFPA 5:23 – 3:16))
International Plumbing Code 1995
International Mechanical Code 1996
Fire Prevention Code 1996
Amendments District of Columbia Register Vol. 46 No. 47 11/19/99

USE GROUP: I-2 INSTITUTIONAL

CONSTRUCTION TYPE: 1B – NON COMBUSTIBLE

SPRINKLERED: YES (PER NFPA 13)

AVG. FINISH GRADE: SEE SITE PLAN

BOCA BUILDING HEIGHT: 83'-2" FT (FF TO MID GABLE) STORIES: 7

FIRE ACCESS HEIGHT: 65'-4" (1ST FL. TO 7TH FL.)

RESIDENT UNIT TOTALS BY TYPE AND FLOOR

ROOM TYPE	1ST	2ND	3RD	4TH	5TH	6TH	7TH	TOTAL
DOUBLE	2	5	4	4	5	5	3	28
DENVER	–	1	1	1	1	1	–	5
SINGLE	2	6	9	9	9	9	4	45
TURRET	2	4	4	4	4	4	2	24
TOTAL UNITS	6	16	15	18	19	19	9	102

DRAWING TITLE

LIFE SAFETY INFORMATION

SEAL: DISTRICT OF COLUMBIA STEVEN H. RUIZ ARC 4553 REGISTERED ARCHITECT

DESIGNED		PROJECT NO.	98142
DRAWN	AT	SCALE	N/A
CHECKED	LD	DRAWING NO.	LSI
REVIEWED			
DATE	07/07/00		OF

06/02/00 – ACTIVE ISSUES LOG NO.: 0-877

Address
5111 Conn Ave NW

height 83'2"

Units 102

Architect
Steven H Ruiz

ZA-590-AA-2000

DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
BUILDING AND ZONING REGULATION ADMINISTRATION
ZONING REGULATION DIVISION

ZONING COMPUTATION SHEET - RESIDENCE USE

1. Owner	2. Location	3. Square
SUNNY & LOUIS REYES ET AL	5111 CONNECTICUT AVE NW	1989

4. Lot	5. Zone	6. Use of Bldg. or Structure	7. New / Existing to -- / Alter existing --	8. Type of St.
SITE PER SUB	R5D/R2	CRF/housing for Handicapped pursuant to FHA	New ✓	Conforming

9. Type of Addition: Conforming / Nonconforming	10. Width of adjacent streets	11. Width of adjacent alleys	12. Width of Restricti
	Conn Ave = 130' Chevy Chase PKwy = 60'	15' & 20'	15' partial

13. Application of Art of June 1, 1920	14. Type of Lot	15. Number of Dwelling Units	16. Number of Spaces
Height of Bldg. — 90' max Excess Height —	Corner — ✓ Through — Triangle — Alley — Interior —	102 units/ Residents	Required 2 Provided 31

17. Location of Parking Spaces	18. Number of loading Berths	19. Lot Area	20. Lot Width
Same Lot — ✓ Separate Lot — Open Area — Within Bldg. — ✓	Required — 1 @ 30' berth Provided — 1 @ 20' service bay Open Area — Within Bldg. — 1 @ 200 sf platform provided	Min. Allowed — N/P Provided 27,712	Min. Allowed N/P Provided 229' Conn Ave

21. Lot Occupancy	22. Gross Floor Area	23. Cellar Area	24. Floor Area Ratio	25. Height of Building
Allowed — 7,330.63 sf 75% Provided — 13,103.0 sf 56%	Total — 80,870.0 sf	Total — 11,882 sf	Allowed — 3.5 Provided — 3.49	Curb; to first floor — 90 max to high point of roof — Grade; to first floor — to ceiling top story — 84' to high point of roof —

26. Number of Stories	27.	Required	Provided	28. Accessory Building
Allowed — N/L Provided — 7 Basement — partial Cellar — partial	Rear Yard, depth	34'	34'	Location —
	Side Yard, width	N/P	N/A 21.1'	Height — N/A
	Open Court, width	28.05	29.08'	Area —
	Closed Court, width	/	/	
	Closed Court, area	/	/	

REMARKS

FAR allowed

Penthouse allowed = .37 x 23,107.51 = 8549.77 sf

Gross Floor Area Provided:

Penthouse provided = 1838.625 sf

FAR provided = 0.07

Allowable Floor Area Ratio = 3.5 (R5D only)

Maximum Permitted Gross Floor Area = 3.5 x 23,107.51 = 80,876.28 ☐
(FAR x Lot Area)

Gross Floor Area Table:

FLR	Gross Floor Area (FAR)	Total Square ☐ of Building FAR & NON FAR
Cellar		11,882 ☐
Basmt	2180 ☐	2180 ☐
First	13,103 ☐	13,103 ☐
2nd	12,391	12,391 ☐
3RD – 6TH	11,914 x 4 = 47,656 ☐	47,656 ☐
7th	5540 ☐	5540 ☐
ALL FLRS	80,870 ☐	92,752 ☐

Floor Area Ratio provided = 80,870 / 23,107.51 = 3.49

Penthouse Calculation

Allowed F.A.R = 0.37

Max Gross Floor Area allowed

$0.37 \times 23107.51 = 8549.77$ ft²

Provided:

6TH FLR Roof

$9.5 \times 14.0 = 133$ ft²

7th FLR Roof

$16.0 \times 9.75 = 156$ ft²

$26.0 \times 26.5 = 689.0$ ft²

$33.75 \times 25.5 = 860.625$ ft²

1705.625

Total = 1838.625 ft² FAR = 0.07

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
BUILDING AND LAND REGULATION ADMINISTRATION
ELEVATOR PLANS REVIEW

PLAN CORRECTION LIST

Job Number	*Address*	*Review Engineer*	*Date*
590 AA	5111 Connecticut Ave. NW	SW	11-6-00

1.	Show hoistway ventilation.
2	Show machine room overhead sheave access. ..
3	Show machine room door location with fire rating.
4	Show machine equipment (Gov.) etc.
	Show sump / drain in pit with interceptor.
6	Show main line located an lock-side of machine room door jamb

Details required in elevator plans

BEERY RIO &
ASSOCIATES
ARCHITECTS
8001 BRADDOCK ROAD, 4th FLOOR
SPRINGFIELD, VIRGINIA 22151
(p) 703.426.9057 (f) 703.426.9280
www.beeryrio.com

Government of the District of Columbia
Attn: Steve Weaver
Department of Consumer and Regulatory Affairs
Building and Land Regulation Administration
Elevator Plans Review

DATE: 11/14/00

PROJECT NAME: 5111 CONNECTICUT AVENUE, NW

RE: Job Number: 590AA

The following is in response to your code letter dated 11/6/00 for Job Number 590AA.

1. Show hoistway ventilation.

   Response: Hositway ventilation is now shown on elevator section on revised sheet A402.

2. Show machine room overhead sheave access.

   Response: Top of elevator is open to allow access to overhead sheave. Access doors to the governors have been added. See revised sheet A402.

3. Show machine room door location with fire rating.

   Response: Door shown as B label, 90 minute door. See revised sheet A402.

4. Show machine equipment (Gov.) etc.

   Response: See revised equipment plan sheet A402.

5. Show sump/drain in pit with interceptor.

   Response: See revised attached revision showing the drain in the elevator sump connected to the interceptor shown on P-100.

6. Show main line located an lock-side of machine room door jamb.

   Response: Mainlines switch now shown on lockside of access door.

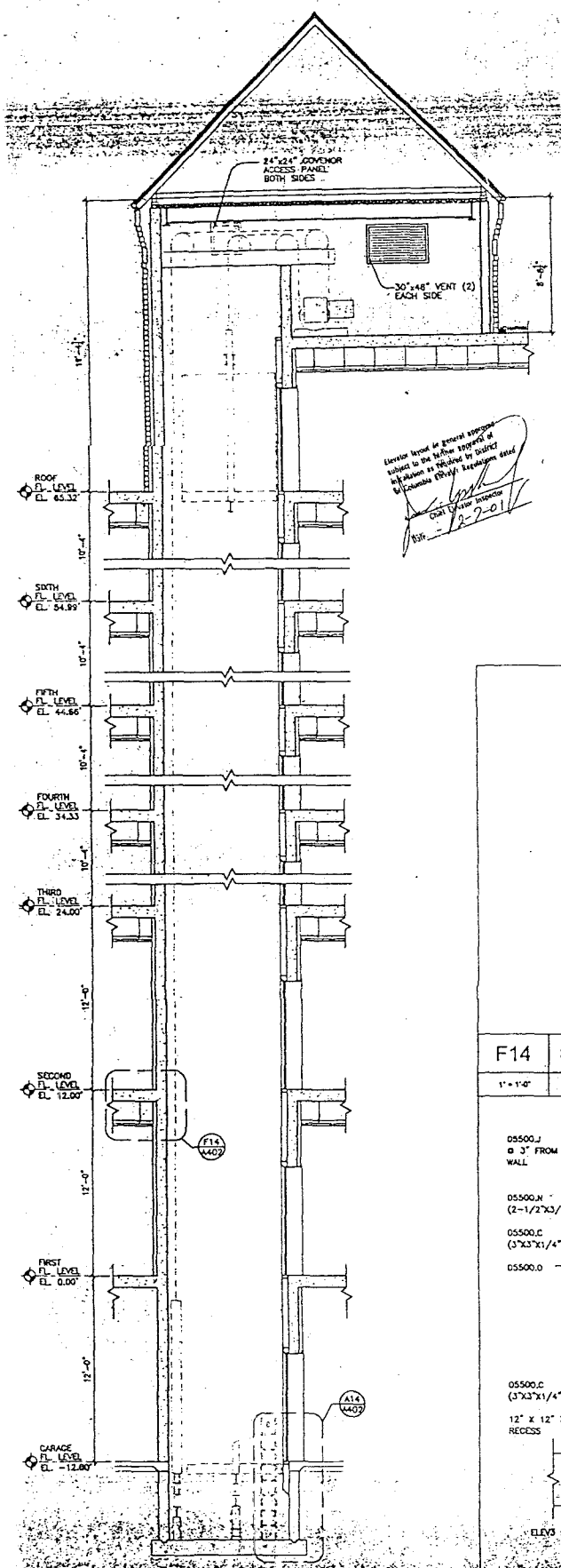
Sincerely,

Steven H. Ruiz, AIA
Partner

10 | 11 | 12 | 13 | 14 | 15 | 16 | 17

MATERIALS KEYING LEGEND

02011.A	COMPACTED FILL
02720.A	4" PERFORATED PVC DRAINAGE PIPE TAKE TO DAYLIGHT, SUMP OR STORM STRUCTURE
02720.B	FILTER FABRIC
03300.A	4" CONCRETE SLAB OVER 6 MIL POLY VAPOR BARRIER AND 4" GRAVEL BED. (SEE STRUCTURAL)
03300.C	CONCRETE FOUNDATION WALL (SEE STRUCTURAL)
03300.E	COMPOSITE CONCRETE DECK/STEEL BEAM ASSEMBLY (SEE STRUCTURAL)
03300.K	WATERSTOP
05500.C	STEEL CLIP ANGLE
05500.J	ELEVATOR PIT LADDER
05500.K	ELEVATOR SILL ANGLE (4"X4"X3/8")
05500.N	METAL FLAT BAR
05500.O	METAL RUND FIT OUT
07110.A	SHEET WATERPROOFING ADHERTIVE
07110.C	DRAINAGE BOARD W/ FILTER FABRIC
07110.F	WATER PERVIOUS FABRIC
07110.J	PREFORMED, SELF-ADHERING BITUMINOUS TAPE
09250.A	GYPSUM BOARD
09250.I	METAL FRAMING
09250.M	SUSPENDED GYPSUM BOARD CEILING



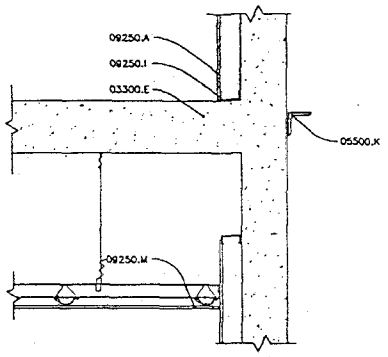
Elevation layout for general compliance subject to the further approval of all information as required by District of Columbia Zoning Regulations dated

Date 2-2-01

Approved plans Provided by DC 4/10/02

K15 NOT USED

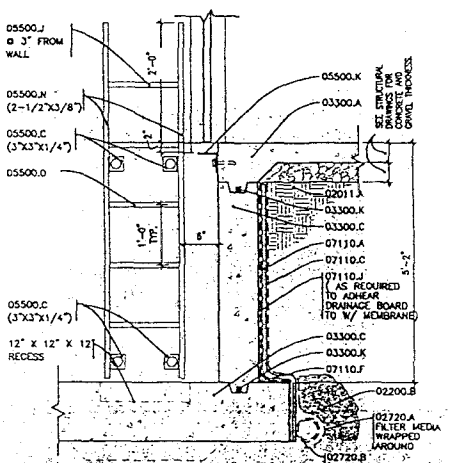
1" = 1'-0"



ELEV2

F14 SECTION DETAIL @ ELEVATOR SILL

1" = 1'-0" | A11/A402



ELEV3

A10 SECTION @ ELEVATOR SHAFT

1/8" = 1'-0" | A11/A402

A14 SECTION DETAIL @ ELEVATOR PIT

1" = 1'-0" | A11/A402

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

Date FEB 17 2001 Signed

Structural Engineering Section

No	Revisions / Submissons	
1	PERMIT SUBMISSION SET	07/00

5111 Connecticut Avenue NW
Washington, D.C. 20015

BEERY, RICHARDS AND ASSOCIATES
ARCHITECTS
8001 BRADDOCK ROAD SPRINGFIELD VIRGINIA
(phone) 703.426.9057 (fax) (tel)

ELEVATOR, STAIR SECTIONS & DETAILS

DESIGNED	PROJECT NO 98.12
DRAWN	SCALE AS NOTED
CHECKED	M. LMD
REVISED	DRAWING NO A402
DATE 07/07/00	

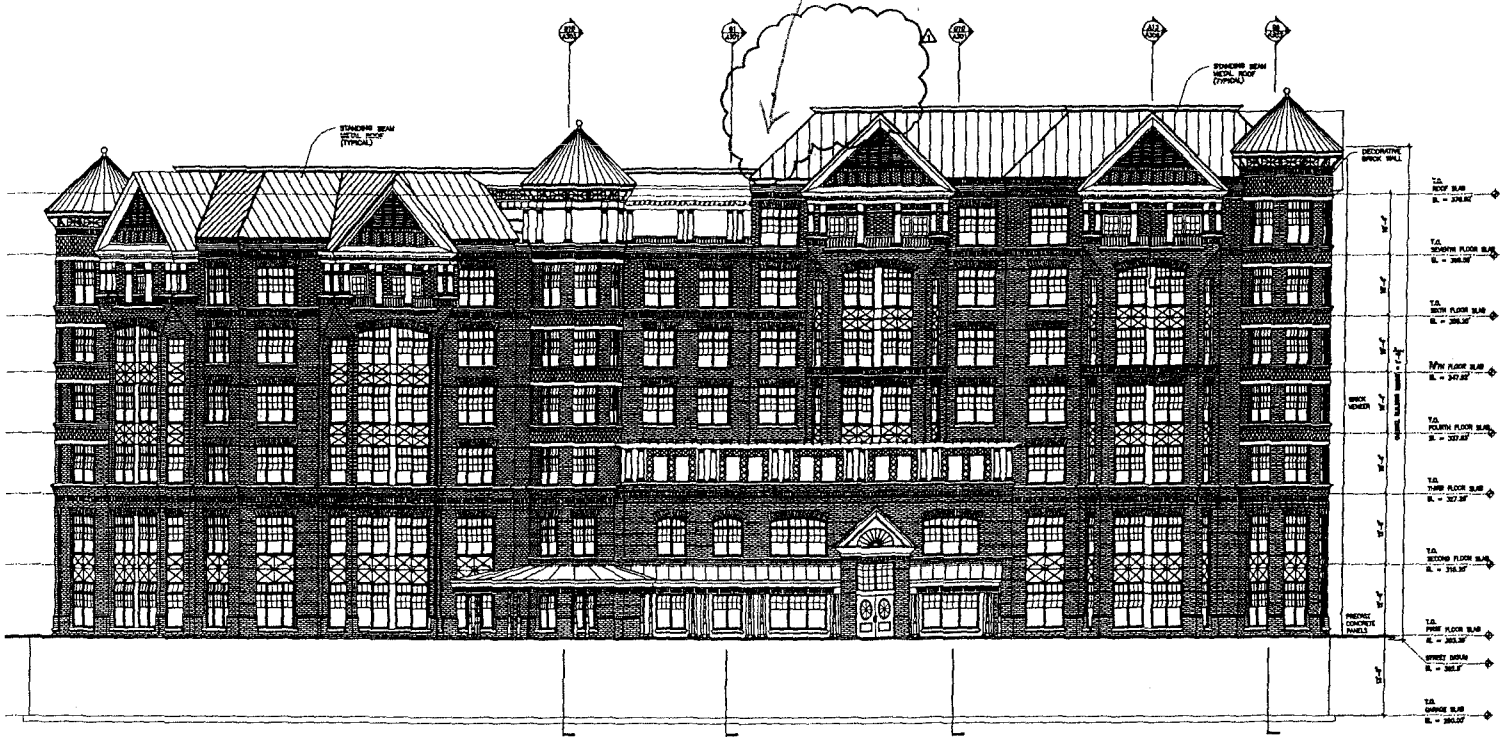
DISTRICT OF COLUMBIA STEVEN RICHARDS REGISTERED ARCHITECT

10 | 11 | 12 | 13 | 14 | 15 | 16 | 17

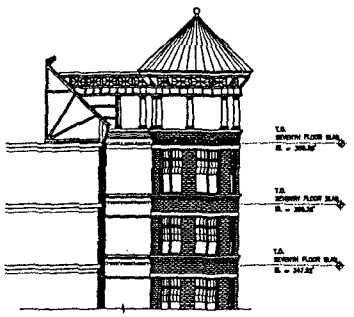


FRONT ELEVATION

7th Floor residences enlarged



G1 FRONT ELEVATION

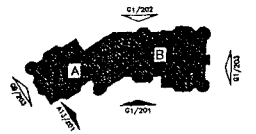


A13 PARTIAL ELEVATION @ ROOF GARDEN

MATERIALS KEYING LEGEND

GENERAL NOTES

Key Plan



No	Revisions / Submissions	Date
1	ELEVATOR REVISION	11/28/01
	PERMIT SUBMISSION SET	07/07/00

5111 Connecticut Avenue, NW
Washington, D.C. 20015

BEERY, RIO AND ASSOCIATES
ARCHITECTS

ELEVATIONS

project no.	98142
scale	1/8" =1'-0"
sheet no.	A201
date	07/07/00

Building in Arlington VA

CONTRACT DATA

SERVICE PASSENGER
CAPACITY 2500 LBS. SPEED 200 FPM
NO. LANDINGS 6 NO. OPENINGS 6
OPERATION DUPLEX
CONTROLLER VVVF (AMPS 20)
MACHINE MX10 EST. WT. W/MOTOR 815 LBS.
CAGE CF10 EST. CAR WT. 3563 LBS.
CAR SAFETY FLEX GUIDE CLAMP TYPE B
GOVERNOR GL35
EST. CWT. WT.. INCL. 50% OV' BAL. 4813 LBS.
CWT. SAFETY --N/R--
CAR ENCLOSURE CAB
CAR DOORS 1 SPEED-CENTER OPENING
HOISTWAY DOORS 1 SPEED-CENTER OPENING
HOIST CABLES (5) 10MM
COMP. --N/R--
DECK (IF REQUIRED):
MACH. & OVHD. BEAMS --N/R--
CAR PIT BUFFER SPRING STROKE 4
QTY. 2 BUFFER IMPACT 12225 LBF. EA.
CWT. PIT BUFFER SPRING STROKE 4
QTY. 1 BUFFER IMPACT 17410 LBF. EA.
GUIDE RAILS CAR 12 LB. CWT. 6.25 LB.
VERT. REACT. CAR MACH. SIDE: 10430 LBF.
VERT. REACT. CAR OTHER SIDE: 9620 LBF.
VERT. REACT. CWT MACH. SIDE: 500 LBF.
VERT. REACT. CWT OTHER SIDE: 1720 LBF.

HORIZONTAL RAIL REACTIONS-NORMAL

R1=R2=CAR 190 LBF.
R3=R4=CAR 70 LBF.

POWER SUPPLY: 480 VOLTS, 3 PH. 60 HZ.
KONE CALCULATES THE FOLLOWING FOR THIS ELEVATOR DUTY:
FULL LOAD UP RUNNING CURRENT=19.2 AMPS.
FULL LOAD ACCEL RUNNING CURRENT=31.7 AMPS.
MAXIMUM MOTOR BRANCH SHORT-CIRCUIT PROTECTION DEVICE RATING= 25 AMPS. (FUSETRONS) REQUIRED PRIOR TO START OF INSTALLATION

HEAT OUTPUT IS 4777 BTU/HR PER CAR

NOTE:
KONE PLATFORM IS BASED UPON A FINISHED FLOOR THICKNESS OF 1/2"

KONE ENGINEERING NOTE:
EST: CAB WEIGHT 1319 LBS. (1)
EST: FLOOR WEIGHT 2 LBS. /SQ. FT.
EST: TOTAL FLOOR WEIGHT 70 LBS.
COMBINED CAB & FLOOR WEIGHT 1389 LBS. (1)

KONE EQUIPMENT HAS BEEN DESIGNED BASED ON A MAXIMUM CAB AND FLOORING WEIGHT OF 1520 LBS. THE COMBINED WEIGHT CAN NOT EXCEED THIS AMOUNT. (1)

WORK NOT INCLUDED IN ELEVATOR CONTRACT

ELECTRICAL

ALL IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE, NFPA 70, (NEC) ARTICLE 620 OR THE APPLICABLE FEDERAL, STATE, AND LOCAL ELECTRICAL & ELEVATOR CODES

CONTROLLER ROOM

1. A SINGLE MEANS FOR DISCONNECTING ALL UNGROUNDED MAIN POWER CONDUCTORS FOR EACH ELEVATOR BY AN ENCLOSED EXTERNALLY OPERABLE FUSED MOTOR CIRCUIT SWITCH OR CIRCUIT BREAKER LOCKABLE IN THE OPEN POSITION. THE DISCONNECTING MEANS SHALL DISCONNECT THE NORMAL POWER AS WELL AS EMERGENCY POWER SERVICE WHEN PROVIDED.

   NOTE: IF A CIRCUIT BREAKER IS USED IN LIEU OF FUSETRONS AN ADJUSTABLE TIME DELAY STYLE IS RECOMMENDED

2. BRANCH CIRCUIT WIRING INCLUDING BUILDING GROUND CONDUCTOR FROM THE DISCONNECT TO THE ELEVATOR ISOLATION TRANSFORMER.

3. SEPERATE 15 AMP 125 VAC FUSED SERVICE WITH GROUND, FOR EACH ELEVATOR, (SUPPLIED THROUGH AUTOMATIC EMERGENCY LIGHTING SUPPLY IF AVAILABLE IN BUILDING) WITH REQUIRED DISCONNECTING MEANS, ADJACENT TO MAIN POWER DISCONNECT FOR CAR LIGHTING AND ACCESSORIES.

4. SUITABLE LIGHTING WITH A MINIMUM ILLUMINATION LEVEL FOR MACHINE ROOMS AS REQUIRED BY THE ASME A17.1 SAFETY CODE LATEST EDITION OR APPLICABLE ELEVATOR CODE, WITH THE LIGHT SWITCH LOCATED WITHIN 18" OF STRIKE JAMB SIDE OF MACHINE ROOM ACCESS DOOR.

5. 125 VAC 15 AMP GFCI DUPLEX CONVENIENCE OUTLET LOCATED ADJACENT TO THE CONTROLLER. PROVIDED WITH A CIRCUIT BREAKER OR FUSE FOR SHORT CIRCUIT PROTECTION.

ELEVATOR PIT

6. LIGHT FIXTURE IN THE PIT WITH GUARDS AND ILLUMINATION LEVEL FOR PITS AS REQUIRED BY THE ASME A17.1 SAFETY CODE LATEST EDITION OR APPLICABLE ELEVATOR CODE, WITH THE LIGHT SWITCH LOCATED ADJACENT TO THE ACCESS DOOR.

7. 125 VAC 15 AMP GFCI DUPLEX RECEPTACLE.

8. PIT LADDER (IF REQUIRED; FOR PITS OVER 3' DEEP).

9. PROPER HOISTWAY VENTILATION.

10. ALL PARTITIONS, RAILINGS, STEPS AND LADDERS (IF REQUIRED).

11. MAINTAIN MACHINE ROOM AND HOISTWAY TEMPERATURE BETWEEN 65° AND 100° FAHRENHEIT, RELATIVE HUMIDITY 85 PERCENT

12. PIT AND PENTHOUSE FLOOR DOORS ETC. (IF REQUIRED).

13. ALL POCKETS AND GROUTING AS REQUIRED.

14. REFER TO ENTRANCE DRAWINGS FOR SUITABLE SILL SUPPORT, RECESS AND GROUTING REQUIREMENTS. MARBLE, STONE OR SIMILAR WALL FACING MATERIAL MUST BE PREPARED FROM FIELD MEASUREMENTS AFTER INSTALLATION OF ENTRANCES.

15. ADEQUATE SUPPORTS FOR RAIL FASTENINGS AT SHOWN INTERVALS OR LESS. WHERE MAX. IS EXCEEDED, RAIL STIFFENERS OR ADDITIONAL SUPPORTS SHALL BE PROVIDED BY OTHERS AT OWNERS EXPENSE.

16. GUIDE RAIL INSERT FASTENINGS (IF REQUIRED) PROVIDED BY ELEVATOR COMPANY TO BE SET BY BUILDING CONTRACTOR.

17. FIREPROOFING (WHEN REQUIRED) TO BE APPLIED TO BEAMS AFTER RAIL BRACKETS ARE IN PLACE.

18. ALL PROJECTIONS OF 2" OR MORE SHALL BE BEVELED AT AN ANGLE NOT LESS THAN 75° WITH HORIZONTAL.

19. ALL CUTTING OR CHANGING TO EXISTING BUILDING STRUCTURE TO RECEIVE NEW ELEVATOR EQUIPMENT.

20. ALL OTHER EQUIPMENT NECESSARY AND NOT OTHERWISE CALLED FOR IN CONTRACT.

21. ELEVATIONS OF FOLLOWING MUST BE NOTED:
MAIN ELEVATOR LOBBY. . . . . #1 FLR
FIRE SERVICE RETURN. . . . . #1 FLR
ALT. FIRE SERVICE RETURN. #2 FLR
EMERGENCY POWER RETURN. . . #1 FLR

22. CONCRETE BLOCK WALL CONSTRUCTION REQUIRES A SOLID SECTION TO ANCHOR RAIL BRACKET FASTENINGS WHICH MAY CONSIST OF CONCRETE BOND BEAM.



23. HOISTWAY TO BE PLUMBED THROUGH FULL HEIGHT WITHIN 1" OF FIGURES SHOWN ON PLAN VIEW.

24. MACHINE HOIST BEAM, AS REQUIRED BY OTHERS

25. CUTOUTS &/OR SLEEVES IN CONTROL ROOM WALL PER SHEET 3.

26. GOVERNOR AND MACHINE ACCESS DOORS REFER TO SHEET 3 IF USED.

APPROVED BY

APPROVAL SPACE

PROJECT:

LOCATION: ARLINGTON, VA

ENG. /ARCH.:

CONTRACTOR: CONSTRUCTION

SAP INFO

ITEM NO.	UNIT NO.	EQUIPMENT NO

REVISIONS

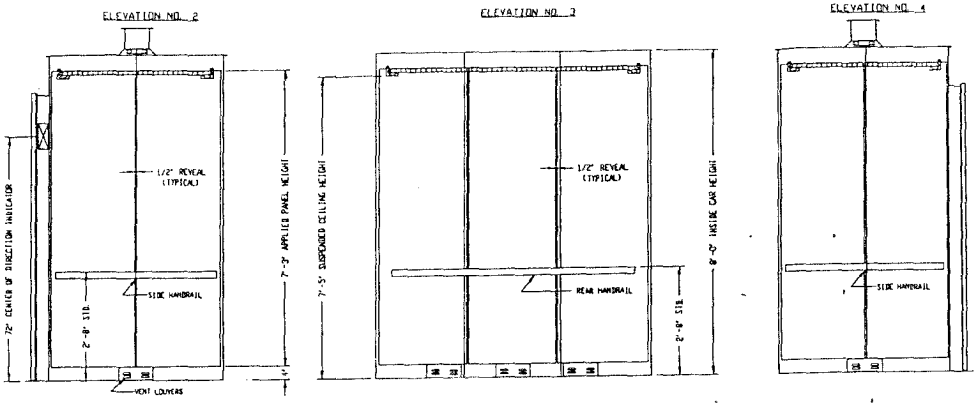
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0	10/11/00	CL	PRELIMINARY

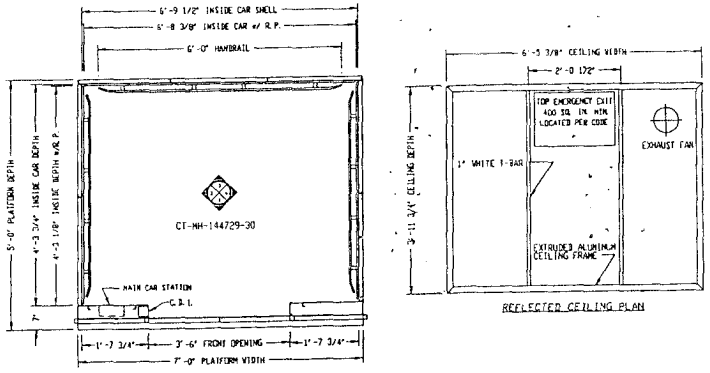
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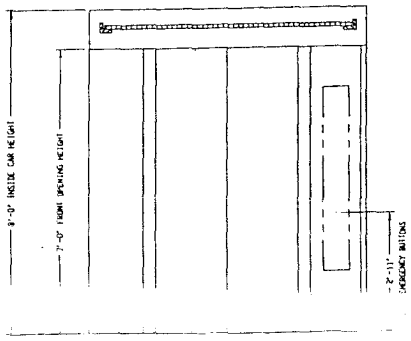
KONE

DRAWN: CL	DATE: 10/11/00	REV
SCALE:		1
DWG NO CT-MH-144729-30		SHEET 4

AUTO-CAD ANSI C







MCD PASSENGER ELEVATOR CAR

CAB CANOPY:
REINFORCED 16 GAUGE MILD STEEL. WHITE BAKED ENAMEL FINISH.

DOOR PANEL(S):
16 GAUGE REINFORCED HOLLOW METAL. CAR SIDE FINISH (SEE BELOW).

FRONT RETURN WALL:
16 GAUGE SHEET STEEL. WALL(S) CONTAINING CAR STATION(S) SWING OUT VERTICALLY FOR ACCESS (KEY LOCKED).

CAR WALLS:
MODULAR CONSTRUCTION
16 GA. MILD STEEL, #M-56 BAKED ENAMEL FINISH

SUSPENDED CEILING:
CEILING TILES - POLYGAL OPAL WHITE (STD.)
CEILING FRAME - NATURAL ANODIZED ALUMINUM (STD.)

LIGHTING:
FLUORESCENT TUBES ABOVE CEILING TILES
NUMBER AND CONFIGURATION MAY VARY WITH CAR SIZE
NOTE: EMERGENCY CAR LIGHTING IS PROVIDED

RAISED WALL PANELS:
5/8 THICK, CLAD WITH PLASTIC LAMINATE. (FINISH AS SELECTED BELOW)
PANELS ARE EDGEBANDED IN BLACK std. CLASS B FIRE-RATING

CAR CONSTRUCTION AND MATERIALS USED MEET ALL APPLICABLE CODES:

JAMB & RETURN FINISH:
#4 SATIN - STAINLESS STEEL

CAR DOOR FINISH:
#4 SATIN - STAINLESS STEEL

APPLIED PANELS @ SIDEWALLS:
FORMICA_#961-FOG

APPLIED PANELS @ REARWALL:
FORMICA_#961-FOG

HANDRAIL @ REARWALL:
2in. FLAT-#4SS

HANDRAIL @ SIDEWALLS:
2in. FLAT-#4SS

2-SPEED EXHAUST FAN

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PROJECT:

LOCATION: ARLINGTON, VA

ENG. /ARCH.:

CONTRACTOR:
CONSTRUCTION

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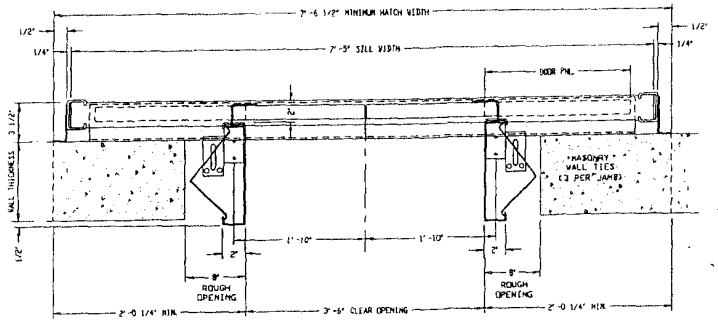
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SCALE: AS NOTED | SHEET

DSW: 47-02-07-01

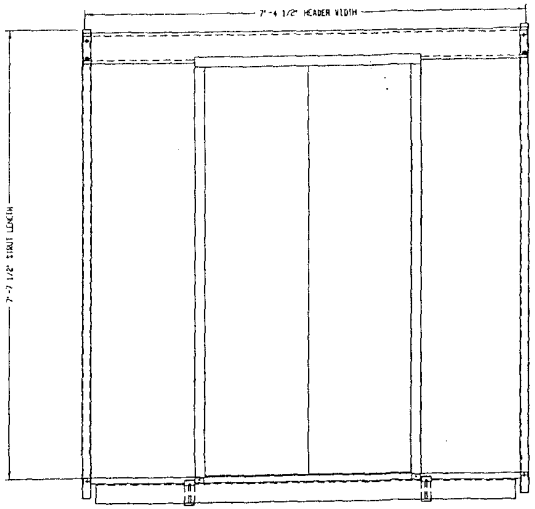
AUTO-CAD ANSI C

2351

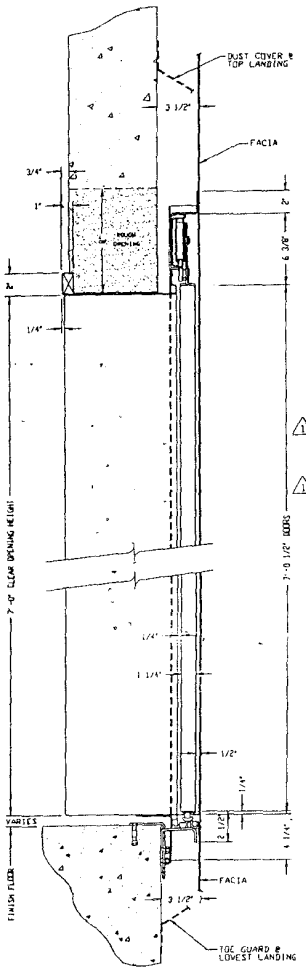


PLAN VIEW @ ENTRANCE

DRYWALL DETAILS.
DO NOT CONSTRUCT FRONT WALLS UNTIL DOOR FRAMES ARE SET - OR - LEAVE ROUGH OPENINGS AS SHOWN.



CORRIDOR ELEVATION
WALLS NOT SHOWN



TYPICAL SECTION

CONTRACT#	MHF	MHF	MHF	MHF	MHF	MHF
DESIGNATION	LL	*1	2	3	4	5
FLUSH BRAILLE	YES	YES	YES	YES	YES	YES

SILL	ALUM.	ALUM.	ALUM.	ALUM.	ALUM.	ALUM.
KEYWAY	YES	YES	YES	YES	YES	YES

ENTRANCE DETAILS

FRAMES	16 GAUGE COLD ROLLED STEEL SHEET
DOOR PANELS	FLUSH DESIGN. 16 GAUGE COLD ROLLED STEEL (BOTH SIDES)
SIGHT GUARDS	N/A
HANGER HEADERS	10 GAUGE ROLL FORMED STEEL
STRUTS & EXTENSIONS	12 GAUGE GALVANIZED STEEL
SILLS	EXTRUDED TYPE
FACIA / DUST COVER / TOE GUARD	GALVANIZED STEEL (GAUGE PER CODE)
LABELS:	1-1/2 HOUR - U.L. 'B'

FRAME FINISH:	#4 SATIN - STAINLESS STEEL MHF-LL, *1, 2, 3, 4, 5
DOOR FINISH:	#4 SATIN - STAINLESS STEEL MHF-LL, *1, 2, 3, 4, 5

APPROVED BY

10/19/00

APPROVAL SPACE

PROJECT:

LOCATION: ARLINGTON, VA

ENG. /ARCH.:

CONTRACTOR:
CONSTRUCTION

SAP INFO

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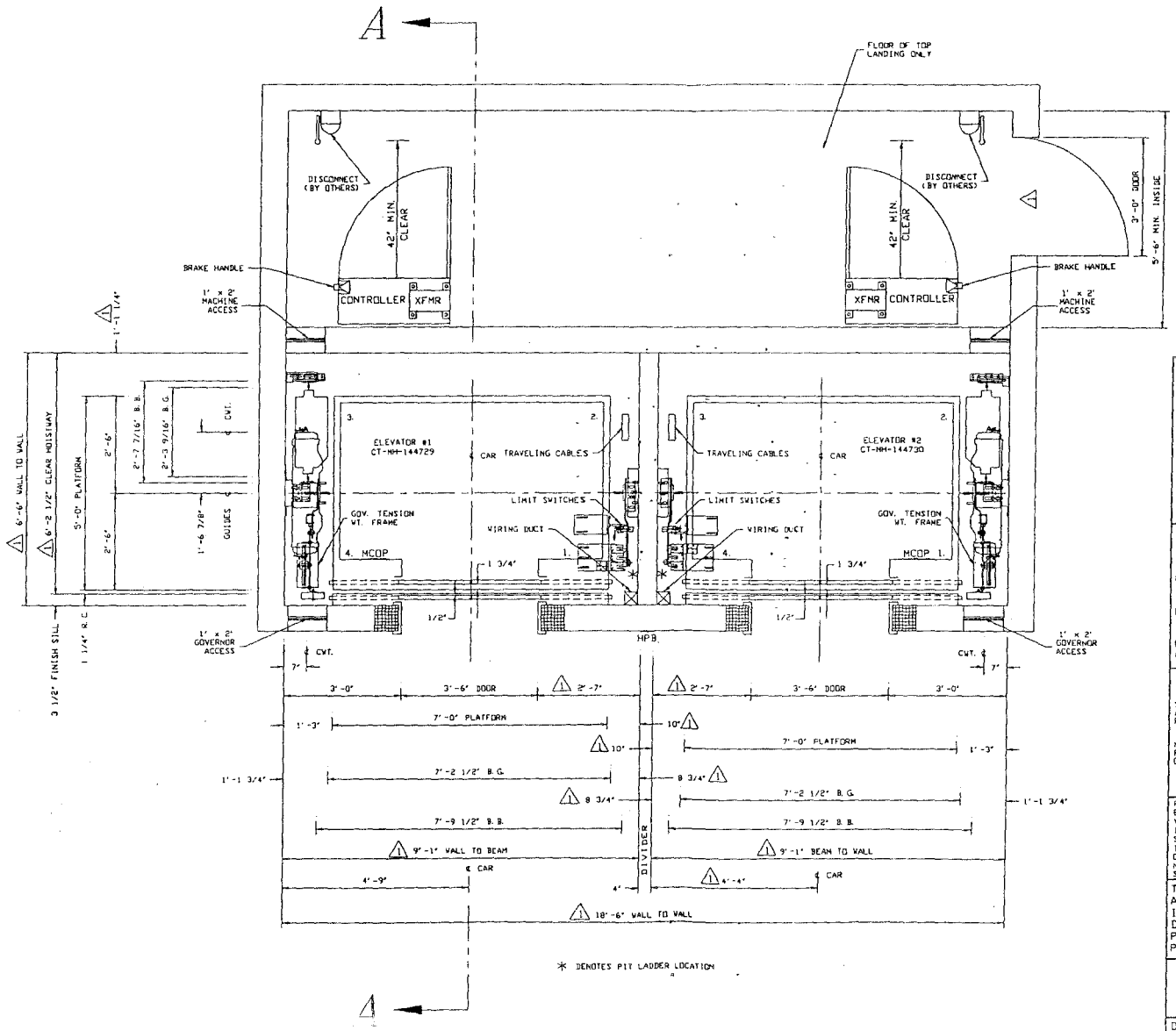
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DSW: 47-02-17-01



4	1
3	1
2	1
1	1
SH	REV

REV STATUS

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ENG. /ARCH.:

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ITEM NO.	UNIT NO.	EQUIPMENT NO.

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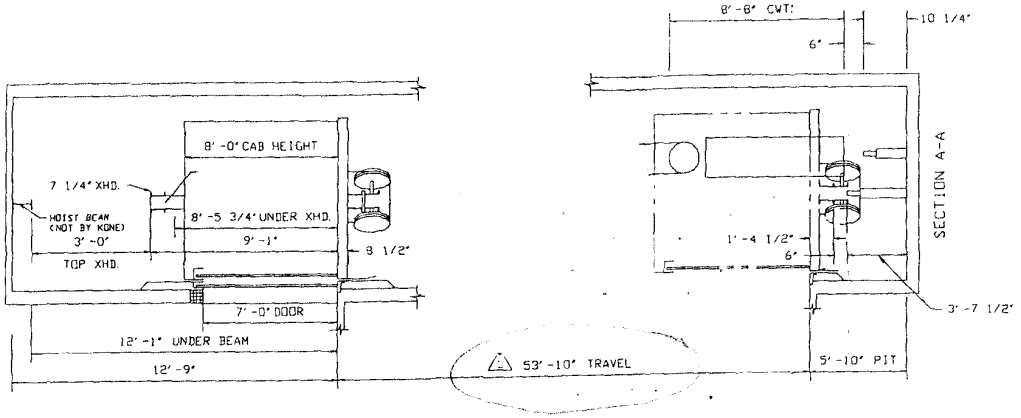
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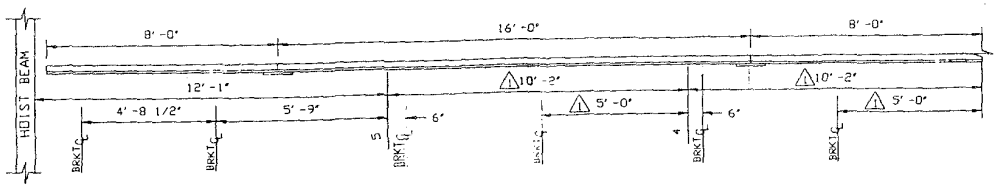
53' 10" travel

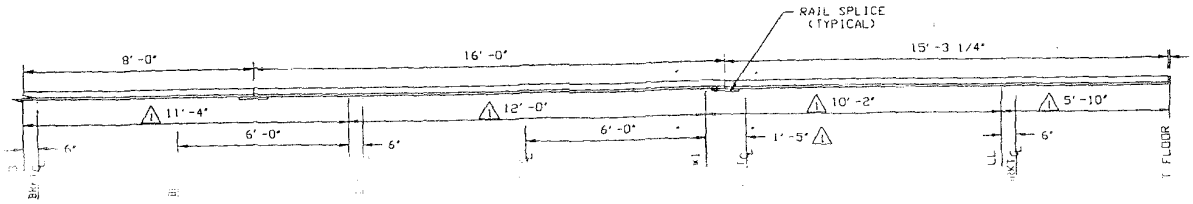
FLOOR MARKING (FRONT)	FLOOR TO FLOOR DISTANCE
5	
4	10'-2"
3	10'-2"
2	11'-4"
*1	12'-0"
LL	10'-2"



NOTE:
10'-0" MAX. CAR & CWT. BRACKET SPACING

BRKT ℄ DENOTES ℄ CAR & CWT. BRACKETS





RAIL STACK SCALE: 3/8 in = 1.0 ft
UNITS SHOWN : in, Ft-in

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PROJECT:

LOCATION: ARLINGTON, VA

ENG. /ARCH. :

CONTRACTOR:
CONSTRUCTION

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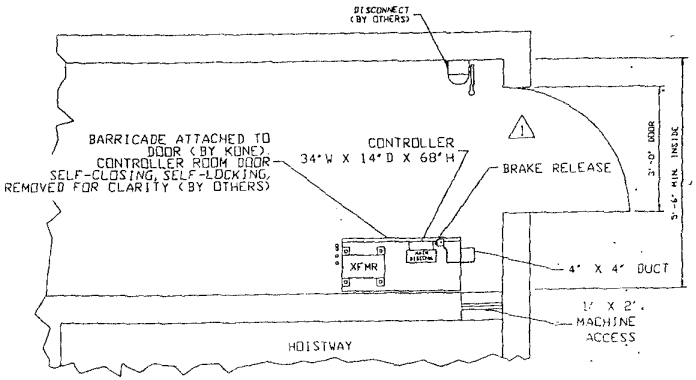
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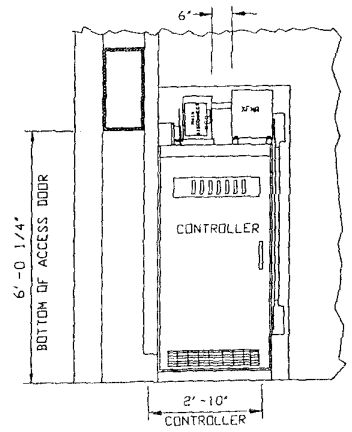
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DRAWING		SHEET
LT-MH-144729-30		2

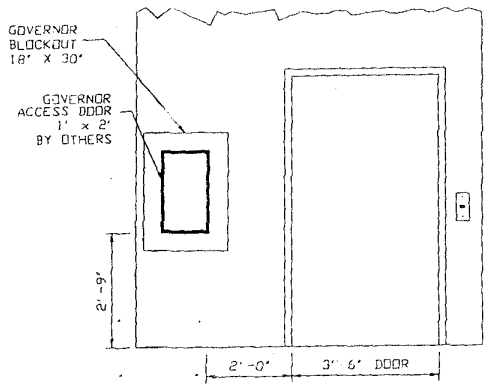
53' 10" travel

ELEVATOR #2 (CT-MH-144730) AS SHOWN
ELEVATOR #1 (CT-MH-144729) OPPOSITE HAND

TOP LANDING (2500 LB. MONOSPACE ELEVATOR)
CENTER OPENING DOORS







FRONT OF HOISTWAY

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APPROVAL SPACE

PROJECT:

LOCATION: ARLINGTON, VA

ENG. /ARCH.:

CONTRACTOR: CONSTRUCTION

SAP INFO

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REVISIONS

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10/10/00	0	CL	PRELIMINARY

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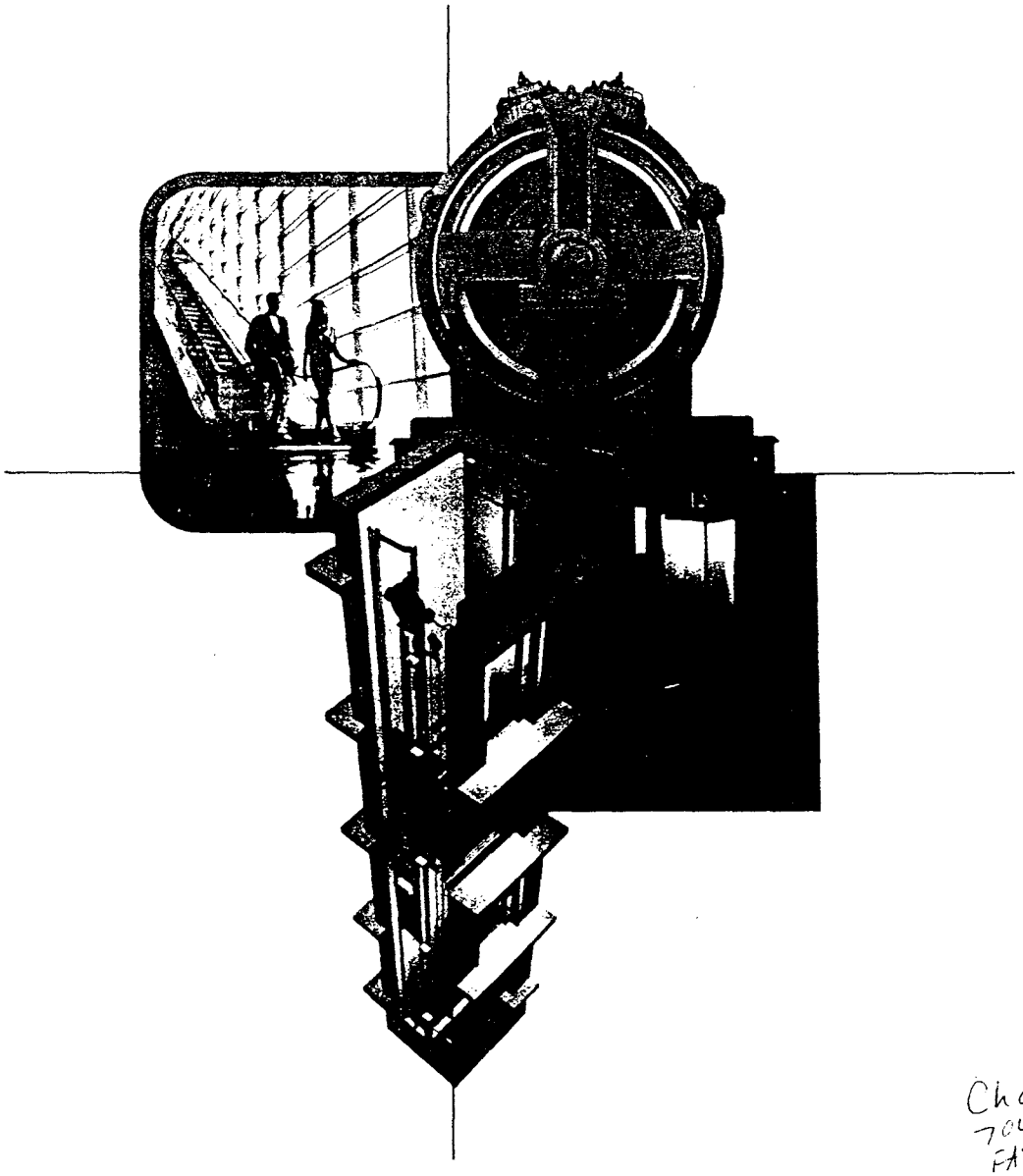
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SCALE:		1
DWG NO		SHEET
[illegible] 44729-30		3

14200/KON
BuyLine 3185

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KONE

Architectural Planning Guide 2002



Jone 4430 Lottsford Rd. Lanham 301-459-8660
Charlotte NC
704-597-0430 7255
FAX
Kirk.bailey@kone.c
CORP HQ - NL
US. Communications Mgr
800-946-KONE

KONE EcoSystem MonoSpace® Elevators
Front Opening

Comm. Res Elev.

Does not work for Proposed elevator enclosure.

Integral Controller Location – Front Opening

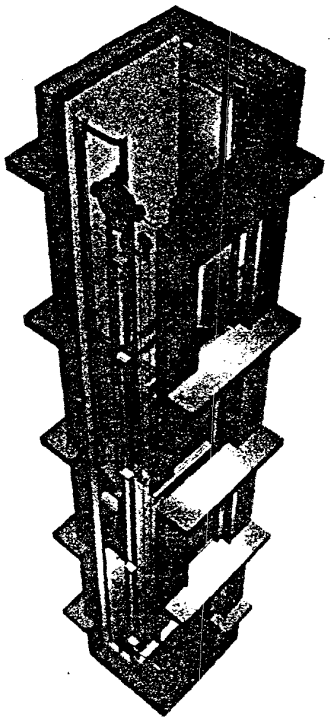
Capacity	2000 (907)	2500 (1134)	2500 (1134)	3000 (1361)	3500 (1588)	4000 (1814)	4000 (1814)	4500 (2041)
Configuration	Passenger	Passenger	Passenger	Passenger	Passenger	Passenger	Service	Service
Speed/fpm (mps)	200 (1.0)	200 (1.0)	200/350 (1.0/1.78)	200/350 (1.0/1.78)	200/350 (1.0/1.78)	200 (1.0)	200 (1.0)	200 (1.0)
A Clear Hoistway Width	8'-0" (2438)	9'-0" (2744)	9'-5" (2870)	9'-5" (2870)	9'-5" (2870)	10'-5" (3175)	8'-5" (2565)	8'-5" (2565)
B Clear Hoistway Depth	6'-4" (1931)	6'-4" (1931)	6'-10" (2083)	7'-1" (2159)	7'-5" (2261)	7'-5" (2261)	9'-5" (2870)	9'-11" (3023)
C Platform Width	6'-0" (1829)	7'-0" (2134)	7'-0" (2134)	7'-0" (2134)	7'-0" (2134)	8'-0" (2438)	6'-0" (1829)	6'-0" (1829)
D Platform Depth	5'-0" (1524)	5'-0" (1524)	5'-0" (1524)	5'-6" (1676)	6'-2" (1880)	6'-2" (1880)	8'-4" (2540)	8'-10" (2692)
E Door Width	3'-0" (914)	3'-6" (1067)	3'-6" (1067)	3'-6" (1067)	3'-6" (1067)	4'-0" (1219)	4'-0" (1219)	4'-0" (1219)
Door Opening Type	Left Right	Left Right Center	Left Right Center	Left Right Center	Left Right Center	Center	Left Right	Left Right
F Control Room Width	4'-2" (1270)	4'-2" (1270)	4'-2" (1270)	4'-2" (1270)	4'-2" (1270)	4'-2" (1270)	4'-2" (1270)	4'-2" (1270)
G Control Room Depth	20" (508)	20" (508)	20" (508)	20" (508)	20" (508)	20" (508)	20" (508)	20" (508)
H Control Room Door Width	3'-6" (1067)	3'-6" (1067)	3'-6" (1067)	3'-6" (1067)	3'-6" (1067)	3'-6" (1067)	3'-6" (1067)	3'-6" (1067)
I Car Height	8'-0" (2438)	8'-0" (2438)	8'-0" (2438)	8'-0" (2438)	8'-0" (2438)	8'-0" (2438)	8'-0" (2438)	8'-0" (2438)
J Opening Height	7'-0" (2134)	7'-0" (2134)	7'-0" (2134)	7'-0" (2134)	7'-0" (2134)	7'-0" (2134)	7'-0" (2134)	7'-0" (2134)
*K Clear Overhead Required								
@ 200 (1.0) fpm	13'-2" (4013)	13'-2" (4013)	13'-10" (4216)	13'-10" (4216)	13'-8" (4166)	13'-8" (4166)	13'-8" (4166)	13'-8" (4166)
@ 350 (1.78) fpm			14'-5" (4394)	14'-5" (4394)	14'-2" (4318)			
Max. Travel	90' (27.43)	90' (27.43)	230' (70.10)	230' (70.10)	230' (70.10)	230' (70.10)	230' (70.10)	230' (70.10)
Max. Openings	10	10	36	36	36	36	36	36
*M Min. Pit Depth								
@ 200 (1.0) fpm	5'-6" (1677)	5'-6" (1677)	6'-6" (1981)	6'-6" (1981)	7'-0" (2134)	8'-0" (2438)	8'-0" (2438)	8'-0" (2438)
@ 350 (1.78) fpm			8'-0" (2438)	8'-0" (2438	8'-6" (2590)			

Adjacent Controller Location – Front Opening

Capacity	2000 (907)	2500 (1134)	2500 (1134)	3000 (1361)	3500 (1588)	4000 (1814)	4000 (1814)	4500 (2041)
Configuration	Passenger	Passenger	Passenger	Passenger	Passenger	Passenger	Service	Service
Speed/fpm (mps)	200 (1.0)	200 (1.0)	200/350 (1.0/1.78)	200/350 (1.0/1.78)	200/350 (1.0/1.78)	200 (1.0)	200 (1.0)	200 (1.0)
A Clear Hoistway Width	8'-0" (2438)	9'-0" (2744)	9'-5" (2870)	9'-5" (2870)	9'-5" (2870)	10'-5" (3175)	8'-5" (2565)	8'-5" (2565)
B Clear Hoistway Depth	6'-4" (1931)	6'-4" (1931)	6'-10" (2083)	7'-1" (2159)	7'-5" (2261)	7'-5" (2261)	9'-5" (2870)	9'-11" (3023)
C Platform Width	6'-0" (1829)	7'-0" (2134)	7'-0" (2134)	7'-0" (2134)	7'-0" (2134)	8'-0" (2438)	6'-0" (1829)	6'-0" (1829)
D Platform Depth	5'-0" (1524)	5'-0" (1524)	5'-0" (1524)	5'-6" (1676)	6'-2" (1880)	6'-2" (1880)	8'-4" (2540)	8'-10" (2692)
E Door Width	3'-0" (914)	3'-6" (1067)	3'-6" (1067)	3'-6" (1067)	3'-6" (1067)	4'-0" (1219)	4'-0" (1219)	4'-0" (1219)
Door Opening Type	Left Right	Left Right Center	Left Right Center	Left Right Center	Left Right Center	Center	Left Right	Left Right
F Control Room Width	5'-0" (1524)	5'-0" (1524)	5'-0" (1524)	5'-0" (1524)	5'-0" (1524)	5'-0" (1524)	5'-0" (1524)	5'-0" (1524)
G Control Room Depth	6'-4" (1931)	6'-4" (1931)	6'-10" (2083)	7'-1" (2159)	7'-5" (2261)	7'-5" (2261)	9'-5" (2870)	9'-11" (3023)
H Control Room Door Width	3'-0" (914)	3'-0" (914)	3'-0" (914)	3'-0" (914)	3'-0" (914)	3'-0" (914)	3'-0" (914)	3'-0" (914)
I Car Height	8'-0" (2438)	8'-0" (2438)	8'-0" (2438)	8'-0" (2438)	8'-0" (2438)	8'-0" (2438)	8'-0" (2438)	8'-0" (2438)
J Opening Height	7'-0" (2134)	7'-0" (2134)	7'-0" (2134)	7'-0" (2134)	7'-0" (2134)	7'-0" (2134)	7'-0" (2134)	7'-0" (2134)
*K Clear Overhead Required								
@ 200 (1.0) fpm	13'-2" (4013)	13'-2" (4013)	13'-10" (4216)	13'-10" (4216)	13'-8" (4166)	13'-8" (4166)	13'-8" (4166)	13'-8" (4166)
@ 350 (1.78) fpm			14'-5" (4394)	14'-5" (4394)	14'-2" (4318)			
Max. Travel	90' (27.43)	90' (27.43)	230' (70.10)	230' (70.10)	230' (70.10)	230' (70.10)	230' (70.10)	230' (70.10)
Max. Openings	10	10	36	36	36	36	36	36
*M Min. Pit Depth								
@ 200 (1.0) fpm	5'-6" (1677)	5'-6" (1677)	~~6'-6" (1981)~~	6'-6" (1981)	~~7'-0" (2134)~~	8'-0" (2438)	8'-0" (2438)	8'-0" (2438)
@ 350 (1.78) fpm			~~8'-0" (2438)~~	8'-0" (2438)	~~8'-6" (2590)~~			

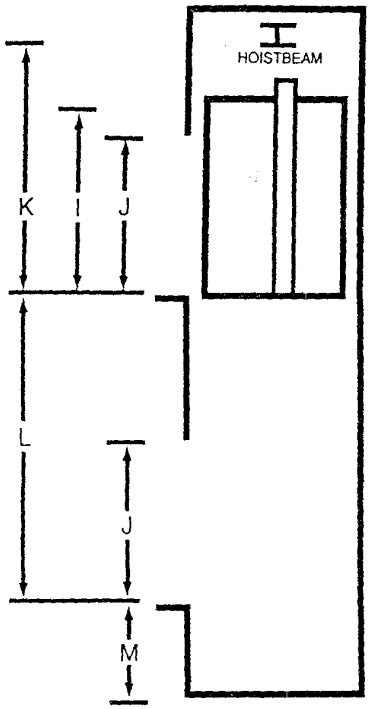
Pit reqmt?

overhead requirement

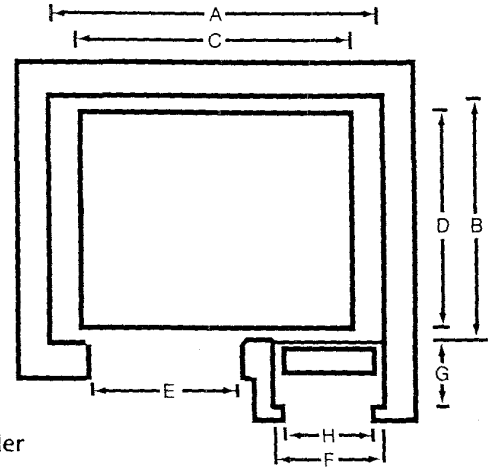


Job Site Requirements

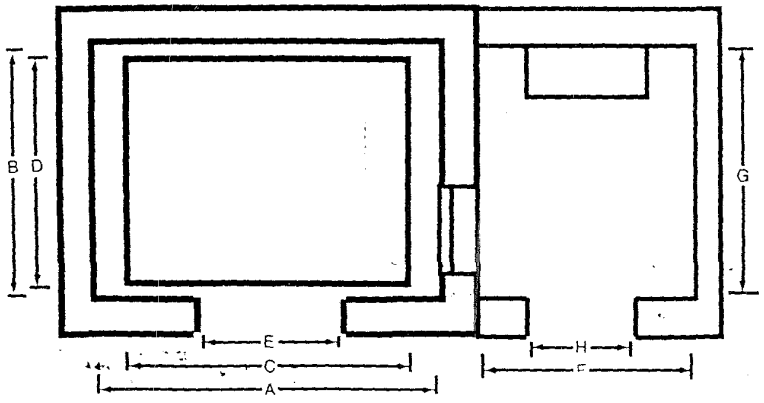
- Access to the building for the delivery truck and a dry, protected storage space adjacent to the hoistway must be provided.
- The hoistway must be clean and dry and constructed per the approved KONE layout drawings. The hoistway must be plumb within +1". Adequate supports for guide rail brackets must be in place.
- Removable, OSHA approved barricades must be provided around all hoistway openings.
- Permanent or temporary three phase and single phase power of permanent characteristics must be available for hoisting and installation of the elevator equipment.
- A hoist beam must be installed in the elevator overhead per the approved KONE layout drawings.



Integral Controller Location



Adjacent Controller Location



Notes:

1. For national standards and accessibility requirements, see page 2.
2. A hoist beam is required (by KONE) for the installation of this elevator. Installation of the hoist beam is by others.
3. For seismic applications in zones 2 or greater, contact your KONE Sales Professional for hoistway dimensions.
*4. Based on 8'-0" (2438) cab heights; for taller cabs, consult your KONE Sales Professional.
*5. For travel over 100' (30.48) at 200 (1.0) fpm, additional pit depth may be required. Please contact your KONE Sales Professional.
6. For other control room locations and layouts, please consult your KONE Sales Professional.

02-00013

PRE-FILE NUMBERS		ZONING DISTRICT	FILE NUMBER	PERMIT NUMBER	
P.A.D.C. No.:	O.G. No.:	D-5			By:
H.P.A. No.:	S.L. No.:	Ward No.:	Receipt No.:	Date:	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)

Out 10:26A 1/22/02

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: Date:

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:
5111 Conn Ave, NW		162	1989	11/30/01

5. Owner of Building or Property:	6. Address: (include Zip)	7. Phone:
Sunrise Connecticut Ave.	5111 Connecticut Ave, N.W.	Work: (703) 744-1825 Home:

8. Agent for Owner: (if applicable)	9. Address: (include Zip)	10. Phone:
Assisted Living LLC Mari Esposito		Work: Home:

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

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

12. Description of Proposed Work:

Modification to Permit No. B435464

Revision to roof plan/structure

TO INCLUDE ELEVATOR only AS PER PLANS ← Approved as noted

13. Existing Use(s) of Building or Property:	14. Ex. No. of Stories of Bldg.:	15. Ex. No. of Dwelling Units:
Vacant		

16. Proposed Use(s) of Building or Property:	17. Prop. No. of Stories of Bldg.:	18. Prop. No. of Dwelling Units:
Asst. Living Residence	7	

Official Use Only
Miscellaneous FEE
CC
$ 300 CK
By: Date: 1/9/02

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?
		☐ Pick-up Truck ☒ Dumpster ☐ Other (specify)	☐ 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
☐ Yes, answer q. 24-25 ☐ No, SKIP q. 24-25		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 **razing a building.** (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)

OFFICIAL USE ONLY

	R	P	H	A
M				
P				
E				
F				
S				

W ☐ Yes ☐ No
PLANS
☐ No
☐ Sm. ☐ Lg.

Zoning Administrator's computer calculations

First Floor perimeter and Gross Floor Area

15	1040.0950	1047.6063	**

TRAVERSE from 15

Start COGO Traverse

Point	NORTH	EAST	ELEV	Descriptor
1	1000.0000	1000.0000	**	

TRAVERSE from 1
Start COGO Traverse

Point	NORTH	EAST	ELEV	Descriptor
1	1000.0000	1000.0000	**	

TRAVERSE from 1

Inverse	S 85 49 17.3 W	7.67 USFeet		
Radius Point:		Curve to Right		
19	999.4411	992.3504	**	

Delta: 224 06 12.0 Radius: 7.67
Arc: 30.00 Tangent: -18.93
Long Chord: N 72 07 36.7 W 14.22

Inverse	N 50 04 30.7 W	7.67 USFeet		
20	1004.3636	986.4684	**	
Inverse	N 24 26 00.0 W	3.67 USFeet		
21	1007.7049	984.9503	**	
Inverse	S 65 34 00.0 W	1.00 USFeet		
22	1007.2913	984.0399	**	
Inverse	N 69 26 00.0 W	5.00 USFeet		
23	1009.0478	979.3586	**	
Inverse	N 24 26 00.0 W	16.33 USFeet		
24	1023.9153	972.6039	**	
Inverse	N 20 34 00.0 E	5.00 USFeet		
25	1028.5966	974.3604	**	
Inverse	N 65 34 00.0 E	1.00 USFeet		
26	1029.0103	975.2708	**	
Inverse	N 24 26 00.0 W	13.00 USFeet		
27	1040.8460	969.8936	**	
68	1179.6305	920.5137	**	
Inverse	N 33 45 00.0 E	3.67 USFeet		
69	1182.6820	922.5526	**	
Inverse	N 57 55 12.7 E	7.67 USFeet		

```
Inverse     S 24 26 00.0 E          13.00 USFeet
26              1029.0103       975.2708                **
Inverse     N 24 26 00.0 W          11.67 USFeet
28              1039.6351       970.4437                **
Inverse     S 65 34 00.0 W           6.50 USFeet
29              1036.9465       964.5259                **
Inverse     N 24 26 00.0 W           3.00 USFeet
30              1039.6778       963.2849                **
Inverse     N 65 34 00.0 E           0.67 USFeet
31              1039.9550       963.8949                **
Inverse     N 24 26 00.0 W          16.00 USFeet
32              1054.5221       957.2768                **
Inverse     N 65 34 00.0 E           1.50 USFeet
33              1055.1425       958.6425                **
Inverse     N 24 26 00.0 W           3.00 USFeet
34              1057.8738       957.4016                **
Inverse     S 65 34 00.0 W           1.50 USFeet
35              1057.2534       956.0359                **
Inverse     N 24 26 00.0 W          33.00 USFeet
36              1087.2980       942.3860                **
Inverse     S 65 34 00.0 W           0.67 USFeet
37              1087.0209       941.7760                **
Inverse     N 24 26 00.0 W           3.00 USFeet
38              1089.7522       940.5351                **
Inverse     N 65 34 00.0 E           1.00 USFeet
39              1090.1659       941.4455                **
Inverse     N 24 26 00.0 W           7.88 USFeet
40              1097.3430       938.1848                **
Inverse     N  8 01 06.1 E           7.67 USFeet
 Radius Point:                      Curve to Right
41              1104.9380       939.2547                **

            Delta:    183 55 54.2           Radius:   7.67
            Arc:        24.62               Tangent: -223.46
            Long Chord: N  9 59 03.2 E    15.33

Inverse     N 11 57 00.3 E           7.67 USFeet
42              1112.4418       940.8428                **
Inverse     N 33 45 00.0 E           7.50 USFeet
43              1118.6778       945.0096                **
Inverse     N 56 15 00.0 W          15.33 USFeet
44              1127.1947       932.2632                **
Inverse     S 33 45 00.0 W           1.00 USFeet
45              1126.3633       931.7076                **
Inverse     S 78 45 00.0 W           5.00 USFeet
46              1125.3878       926.8037                **
Inverse     N 56 15 00.0 W          16.33 USFeet
47              1134.4603       913.2258                **
Inverse     N 11 15 00.0 W           5.00 USFeet
48              1139.3642       912.2503                **
Inverse     N 33 45 00.0 E           1.00 USFeet
49              1140.1957       912.8059                **
Inverse     N 56 15 00.0 W          15.50 USFeet
62              1148.8070       899.9181                **
Inverse     N 33 45 00.0 E          13.67 USFeet
63              1160.1732       907.5127                **
Inverse     N 56 15 00.0 W           1.00 USFeet
64              1160.7288       906.6813                **
Inverse     N 11 15 00.0 W           5.00 USFeet
65              1165.6327       905.7058                **
Inverse     N 33 45 00.0 E          16.33 USFeet
66              1179.2106       914.7783                **
Inverse     N 78 45 00.0 E           5.00 USFeet
67              1180.1860       919.6822                **
Inverse     S 56 15 00.0 E           1.00 USFeet
68              1179.6305       920.5137                **
Inverse     N 33 45 00.0 E           3.67 USFeet
69              1182.6820       922.5526                **
Inverse     N 57 55 12.7 E           7.67 USFeet
 Radius Point:                      Curve to Right
```

Delta: 224 06 12.0 Radius: 7.67
Arc: 30.00 Tangent: -18.93
Long Chord: N 79 58 18.7 E 14.22

Inverse	S 77 58 35.3 E	7.67 USFeet	
74	1185.1577	936.5532	**
Inverse	S 56 15 00.0 E	9.50 USFeet	
75	1179.8798	944.4522	**
Inverse	N 33 45 00.0 E	1.00 USFeet	
76	1180.7113	945.0078	**
Inverse	N 78 45 00.0 E	5.00 USFeet	
77	1181.6867	949.9117	**
Inverse	S 56 15 00.0 E	17.00 USFeet	
78	1172.2421	964.0467	**
Inverse	S 11 15 00.0 E	5.00 USFeet	
79	1167.3381	965.0221	**
Inverse	S 33 45 00.0 W	1.00 USFeet	
80	1166.5067	964.4665	**
Inverse	S 56 15 00.0 E	19.50 USFeet	
81	1155.6730	980.6802	**
Inverse	S 33 45 00.0 W	17.20 USFeet	
82	1141.3718	971.1244	**
Inverse	S 56 15 00.0 E	41.50 USFeet	
83	1118.3156	1005.6304	**
Inverse	S 56 15 00.0 E	12.00 USFeet	
84	1111.6488	1015.6080	**
Inverse	S 24 26 00.0 E	47.00 USFeet	
85	1068.8579	1035.0488	**
Inverse	S 65 34 00.0 W	5.00 USFeet	
86	1066.7898	1030.4966	**
Inverse	S 24 26 00.0 E	11.00 USFeet	
87	1056.7749	1035.0466	**
Inverse	N 65 34 00.0 E	1.00 USFeet	
88	1057.1885	1035.9570	**
Inverse	S 69 26 00.0 E	5.00 USFeet	
89	1055.4320	1040.6383	**
Inverse	S 24 26 00.0 E	16.85 USFeet	
15	1040.0950	1047.6063	**
Inverse	S 20 34 00.0 W	5.05 USFeet	
14	1035.3645	1045.8314	**
Inverse	S 65 34 00.0 W	1.00 USFeet	
13	1034.9509	1044.9210	**
Inverse	S 24 26 00.0 E	3.67 USFeet	
12	1031.6096	1046.4390	**
Inverse	N 65 34 00.0 E	1.00 USFeet	
11	1032.0232	1047.3494	**
Inverse	S 1 12 30.7 W	7.67 USFeet	
Radius Point:		Curve to Right	
10	1024.3549	1047.1877	**

Delta: 224 06 12.0 Radius: 7.67
Arc: 30.00 Tangent: -18.93
Long Chord: S 23 15 36.7 W 14.22

Inverse	S 45 18 42.7 W	7.67 USFeet	
6	1018.9610	1041.7347	**
Inverse	S 65 34 00.0 W	17.67 USFeet	
5	1011.6521	1025.6472	**
Inverse	S 24 26 00.0 E	5.00 USFeet	
4	1007.0999	1027.7154	**
Inverse	S 65 34 00.0 W	10.50 USFeet	
3	1002.7567	1018.1557	**
Inverse	N 24 26 00.0 W	5.00 USFeet	
2	1007.3089	1016.0875	**
Inverse	S 65 34 00.0 W	17.67 USFeet	
1	1000.0000	1000.0000	**

Length of Traverse: 655.45
Area: 13142.97 square USFeet
0.30 Acres
Adjustment Method: NONE

Nebraska Avenue Neighborhood Association
5126 Nebraska Ave., NW
Washington, DC 20008

CERTIFICATION

I certify that I received technical information and a technical drawing of the rear stair and balcony from the Department of Consumer and Regulatory Affairs ("DCRA") at a meeting on April 10, 2002. This is new information not made available to the Nebraska Avenue Neighborhood Association before that meeting. The information addresses zoning compliance of Building Permit No. B435464, issued on March 8, 2001. This material will be available from DCRA records for the June 18, 2002 Board of Zoning Adjustment Hearing.

Page Chiapella
Signature

May 28, 2002
Date

May 10, 2001

copy

Mr. Michael D. Johnson
Acting Administrator
Building and Land Administration
941 N. Capitol Street, N.E.
Washington, DC 20002

Re: #590AA, 5111 Connecticut Ave., NW

Dear Mr. Johnson:

This is a request under the Freedom of Information Act. I request a copy of the file 590AA, address 5111 Connecticut Ave., located in Square 1989.

I am a resident of Square 1989 and reside at 5126 Nebraska Avenue, NW, 20008. This request is made to inform me of this proposal which is impacts of the residents of Square 1989 and w of Columbia in the near future.

Disclosure of the requested information to me is in the public interest because it is likely to contribute significantly to public understanding and the public discussion of this proposal. I am willing to pay fees for this request up to a maximum of $25 for photocopying this file.

I ask that my request receive expedited processing because the public discussion is likely to be held in the near future.

I include a telephone number at which I can be contacted during the hours of 9-5, if necessary, to discuss any aspect of my request; this number also has voice mail: (301) 443-4715.

Thank you for your consideration of this request.

Sincerely,

Anne P. Chiapella
5126 Nebraska Ave. NW
Washington, D.C. 20008
W: 301-443-4715
H: 202-966-9619

NEBRASKA AVENUE NEIGHBORHOOD ASSOCIATION
5126 NEBRASKA AVENUE, N.W.
WASHINGTON, D.C. 20008

0084

February 8, 2002

Denzil Noble
Deputy Administrator
Building, Land Regulation Administration
941 North Capital Street, N.W., Suite 2000
Washington, DC 20002

Dear Mr. Noble:
I am writing on behalf of the Nebraska Avenue Neighborhood Association to request (1) corrections of building application materials and (2) complete review of the corrected plans for 5111 Connecticut Ave., N.W. The current application materials contain numerous errors and inconsistencies which make interpretation of the plans for purposes of zoning compliance and site inspections impossible. Please require the applicant to supply accurate and consistent application and plans for this project. Please also require comprehensive structural, elevator, life-safety and zoning review of the complete, accurate and consistent application.

Among deficiencies in application materials are:

Elevator plans which are inconsistent and noncompliant with building code and manufacturer's specifications. Revised plans (permit date 1/22/02) were not fully reviewed and approved by the Elevator Review Section.

Seventh floor residences and roof garden lack second emergency exit.

Stairwell B emergency stair plan lacks a protected exit to exterior of the building.

Inconsistencies between plan sheets, including:
- location and size of elevator shaft between 7th and lower floors;
- configuration of stairwell B, including exits in garage and on first floor;
- location of trash enclosure;
- lack of correspondence between building cross-sections and floor plans;
- configuration of 7th floor non-residential areas;
- service elevator and ramps on R-2 portion of lot.;
- height of building on Environmental Impact Screening Form (23 ft. 2 in.).

Because this project is subject of a zoning appeal, we request that this situation be addressed as soon as possible so that the accurate and complete (and completely reviewed) application materials may be evaluated for zoning compliance. Please advise us of your response to this request. If DCRA chooses to allow inconsistencies in the plans and noncompliance with life-safety requirements, please advise us *specifically* how to evaluate zoning issues such as location and height of the elevator penthouse given the inconsistencies in the elevator plan; and area of the 7th floor to be included in FAR given inconsistencies in plans and the fact that a second emergency exit is not (yet) provided. If you have any questions, please feel free to contact us.

Your attention to this matter is greatly appreciated.

Yours truly,

Page Chiapella
President, Nebraska Ave. Neighborhood Assn.
Home: (202) 966-9619
Work: (301) 443-4715

Cc: David A. Clark
Kathy Patterson
Gregory Love
Joseph McCarley
ANC 3G

Nebraska Avenue Neighborhood Association
5126 Nebraska Avenue
Washington, D.C. 20008

Copy

May 8, 2002

David Clark
Director, Department of Consumer and Regulatory Affairs
941 N. Capitol Street, NE – 9th Floor
Washington, D.C. 20002

Dear Mr. Clark:

This is a request under the Freedom of Information Act. The information requested is to inform the neighborhood and ANC 3G of details of a project which is planned for our neighborhood. Your attention to this request within ten business days is greatly appreciated. We agree to pay a $10 research fee plus photocopy charges. We plan to pick up these materials in person at DCRA and pay all fees ten business days from delivery of this letter.

All items relate to development at 5111 Connecticut Avenue, N.W.: Lot 162, Square 1989 (former Lots 49-57 and 161, square 1989). Copies of items under this FOI request are:

1. **All demolition permits**.

2. **All current fully reviewed and approved elevator and elevator enclosure plans** (including pit at the bottom and penthouse/closet at the top) as per 13A District of Columbia Municipal Regulations Vol. 13A, Elevator Code requirements (Exhibit A: 13A DC Municipal Regulations §§110,1, 110.2 110.5, 110.6). Plans include those reverenced in Permit B442149 and any currently valid plans submitted under B435464.

3. **Any revoked elevator and elevator enclosure plans** which remain with DCRA. Such plans were submitted under B435464, issued 3/8/01, for any part of an Otis elevator and enclosure.

4. **Currently approved North and South Elevations** (A203-4).

5. **Revised site plan** referenced in letter dated January 9, 2001 from BEERY RIO & ASSOCIATES to Keith (attached, Exhibit B).

6. **Complete revised roof plan** submitted under B442149, including all roof penthouse setback diagrams (as presented to the Office of Planning for their review).

While some of these items have been viewed and photocopied previously, they were found incomplete or of unknown status at the time our association members surveyed the materials on April 10, 2002. Therefore, we need to document which of these materials remains in the approved plans for this project. If materials were never received or are no longer a part of the official file, please so state.

Thank you for your attention to this matter. Because this project is under review by the Board of Zoning Adjustment, time is of the essence.

Yours truly,

Page Chiapella
President, Nebraska Avenue Neighborhood Association

cc: ANC 3G