By Hand Delivery

BEFORE THE BOARD OF ZONING ADJUSTMENT FOR THE DISTRICT OF COLUMBIA

IN RE: 5111 Connecticut Ave. N.W.
Square 1989, New Lot 162
Previous Lots 49-57 & 161

Appeal of

The Nebraska Avenue Neighborhood Association and Advisory Neighborhood Commission 3G

BZA Appeal No. 16879 (Sunrise)

RECEIVED
D.C. OFFICE OF ZONING
2002 JUN -4 AM 8:50

Submitted by: Nebraska Avenue Neighborhood Association

APPLICANTS' APPEAL OF THE ADMINISTRATIVE DECISION OF THE ZONING ADMINISTRATOR* TO ISSUE BUILDING PERMIT Nos. 435464 (3/8/01) and B442149 (1/23/02)

I. Introduction

The Nebraska Avenue Neighborhood Association and Advisory Neighborhood Association ("NANA") appeals the decisions of the Zoning Administrator and/or the Acting Administrator of the Building and Land Regulation Administration of the Department of Consumer and Regulatory Affairs ("DCRA") in issuing building permits Nos. B435464 (issued on March 8, 2001) and B442149 (Revision to B435464, issued on January 23, 2002). The permits were issued to Louis and Sonny Reyes and Sunrise Assisted Living, LLC ("Sunrise") by for development of property located at 5111 Connecticut Avenue, N.W.

It is important to note that "**Approval of an application *shall include approval of the plans submitted with such application* for the construction of a building or structure**..." 11 DCMR §3125.7, [italics added].

The basis of this appeal of Permits B435464 and B442149 is alleged noncompliance with DCMR Title 11 Zoning Code, as detailed below.

BZA
Case No. 16879
Exhibit No. 31

Board of Zoning Adjustment
District of Columbia
CASE NO.16879
EXHIBIT NO.31

LIST OF ALLEGED NONCOMPLIANCES WITH TITLE 11 ZONING CODE

A. The elevator penthouse for the *current approved elevator system*, as provided in Permit B435464 and referenced in Permit B442149, *is noncompliant* with 11 DCMR §§400.7(b).

B. FAR is noncompliant with 11 DCMR §402.4. Revised plans add additional Gross Floor Area which brings the FAR over the maximum 3.5 allowed in an R-5-D District.

C. Rear yard is noncompliant WITH §404.1 AND §2503.1—STRUCTURES IN REQUIRED OPEN SPACES.

D. Use stated in Building Permit No. B442149, "ASSIST. LIVING RESIDENCE," is noncompliant under 11 DCMR §§303 and 330.5(i)

BRIEF SUMMARY OF ALLEGED NONCOMPLIANCES

The Nebraska Avenue Neighborhood Association alleges that building Permits B435464 and B442149 (Revision of B435464) are noncompliant with Title 11 District of Columbia Municipal Regulations ("11 DCMR") as follows:

***A.* The elevator penthouse for the *current approved elevator system*, as provided in Permit B435464 and referenced in Permit B442149, *is noncompliant* with 11 DCMR §§400.7(b).**

Section 400.7(b) requires setback from all exterior building walls by a distance at least equal to its height above the roof upon which it is located.

Exhibits A-1 and A-2 demonstrate that the Otis elevator system submitted with the original permit application B435464 has been incorporated in Permit B442149. The Otis elevators are the only elevators reviewed and approved by the Elevator Section for the subject development, under both B435464 and B442149. The approved Otis elevator system requires a penthouse that is not compliant with §400.7(b).

Exhibit A-1 shows details of the approved **Otis elevator system, as included in plans provided by DCRA on 4/10/02.**

Exhibit A-2 shows that elevator materials supplied with Permit No. B442149 are not for the subject building and were not reviewed and approved by Elevator Review Section.

Exhibit A-3 is an affidavit certifying that elevator systems are not able to function within the proposed revised elevator enclosure. The Otis elevator system has not been replaced and remains the approved elevator system (two elevators, enclosure, pit and penthouse).

Exhibit A-4 demonstrates that DCRA **has allowed design flexibility by allowing mutually contradictory versions of individual building elements in approved permits** for the 5111 Connecticut Ave. NW ("Sunrise") project. For example, there are two mutually contradictory designs for the South Stairwell and other elements of the development (Exhibit A-4). *Each version, however, is required to be compliant with regulations. The current Otis elevator system is not compliant with regulations.*

CONCLUSION: The currently approved elevator system penthouse is not compliant with zoning code.

B. <u>FAR noncompliant with 11 DCMR §402.4: Revised plans add additional Gross Floor Area which brings the FAR over the maximum 3.5 allowed in an R-5-D District.</u>

Exhibit B shows the DCRA ZONING COMPUTATION SHEET for the Sunrise 5111 Connecticut Avenue, NW development *calculated* Gross Floor Area as 80,870 sq. ft. The *allowed* Gross Floor Area under R-5-D District is 80,876.51 sq. ft., <u>a difference of only 6.27 sq. ft.</u> The *calculated* FAR is 3.4999 and the *allowed* FAR is 3.5. [Exhibit B]. <u>Additional</u> Gross Floor Area should be included in the in the current calculation. This makes the FAR noncompliant with §402.4 by bringing the Gross Floor Area over 80,876.23 sq. ft. and FAR above 3.5 as follows:

B-1. Additional 7th floor Gross Floor Area brings FAR out of compliance: Exhibit B-1 demonstrates that Revision Permit B442149 plans provide additional added Gross Floor Area to the 7th floor. This addition unilaterally brings the FAR out of compliance with the maximum 3.5 allowed in an R-5-D District under 11 DCMR §402.4. The FAR is not compliant..

B-2 Additional 1st floor Gross Floor Area brings FAR out of compliance. Exhibit B-2 presents ***actual* zoning calculations** (using CAD architectural computer software calculations referred to by Mr. Bello at BZA hearing, August 3, 2001 transcript, page 210). This software was used to calculate the first floor perimeter ("length of traverse") and Gross Floor Area ("square USfeet"). A printout of the computer calculations was provided to NANA for the first time on 4/10/02. The ***actual zoning calculations*** show an increase over the ***estimated Gross Floor Area*** shown in Exhibit B. This addition raises the FAR above 3.5 which is the limit of the allowed FAR under R-5-D District. The FAR is not compliant.

B-3. Revision to "rear balcony/stair" demonstrates additional Gross Floor Area bring FAR out of compliance.

Exhibit B-3 demonstrates a revision to the "rear balcony and stairway." Stairwells and balconies that exceed a projection of 6 feet beyond the exterior walls of the building shall be included in the Gross Floor Area. Scaled measurements from current First Floor Plan shows additional 624 square feet Gross Floor Area. Exhibit B (Zoning Computation Sheet) also shows that the zoning official excluded this from the calculation of Gross Floor Area. This additional Gross Floor Area unilaterally brings the FAR out of compliance with the maximum 3.5 allowed in an R-5-D District under 11 DCMR §402.4.

B-4. Additional basement Gross Floor Area behind revised rear balcony and stairway brings FAR: out of compliance.

Exhibit B-4 shows calculation of additional Gross Floor Area in the basement of the building which the zoning official excluded from the FAR calculation (Exhibit B and August 3, 2001 BZA Hearing Transcript page 210). Toye Bello stated that this structure was a "retaining wall, not part of the building." The retaining wall presumably held up a berm of earth, the top surface of which was used as the adjacent grade in the zoning calculations of the FAR. This incorrect interpretation by the zoning official led to the exclusion of at least 1175 sq. ft. actual basement Gross Floor Area from the FAR calculation presented in the ZONING COMPUTATION SHEET (Exhibit B).

CONCLUSION: Each modification raises Gross Floor Area above the 80,876.51 limit under R-5-D District. Each modification raises the FAR above 3.5. The FAR is not compliant with §402.4.

C. NON-COMPLIANT REAR YARD.

Revised plans show a structure in a required rear yard that is noncompliant with 11 DCMR §2503.1—STRUCTURES IN REQUIRED OPEN SPACES and §404.1 requiring the rear yard setback to extend across the entire rear yard. [Exhibit C]

CONCLUSION: The permits are not compliant with rear yard requirements in 11 DCMR §§404.1 and 2503.1 requiring the rear yard to extend across the entire rear of the building and be open to the sky from the ground up.

D. Building Permit No. B442149 states use not compliant with §§303 and330.5(i).

Building Permit No. B435464 was issued for a "CRF TO HOUSE THE HANDICAPPED AS IT IS DEFINED IN THE FAIR HOUSING ACT" (Exhibit D-1). Building Permit No. B442149 (1/23/02) was issued for an "ASSIST. LIVING

RESIDENCE" (Exhibit D-2). During zoning evaluation of the application for permit No. B435464, the zoning official rejected the use: "ASSISTED LIVING FACILITY," which is not a permitted use under 11 DCMR. During BZA Appeal No. 16716. it was shown that "Assisted Living Facility" is not synonymous with "Community Residence Facility."

CONCLUSION: The proposed use on Building Permit B442149 is not a matter-of-right use in an R-2 (11 DCMR §303) zone nor an R-5-D zone 11 DCMR §330.5(i).

NANA also offers the previously submitted letter, dated May 16, 2002, incorporated by reference.

The Nebraska Avenue Neighborhood Association strongly urges the Board to reverse issuance of Building Permits Nos. B435464 and B442194 based on alleged zoning noncompliance as documented in the attached Exhibits.

Respectfully,

Page Chiapella

Page Chiapella
President, Nebraska Avenue Neighborhood Association

Attachments: Exhibits A-D and List of Exhibits
Copy of May 16, 2002 letter
Certification of Service
List of Potential Witnesses

LIST OF EXHIBITS

A-1 Details of the approved Otis elevator system, including shaft and penthouse. Copied from official DCRA files on 4/10/02

A-2 A-2.Permit No. B442149 and elevator materials submitted with the application for this permit. Copied from official DCRA files on 4/10/02

A-3 A-3.Affidavit by DC-licensed architect Re: lack of functionality of revised penthouse.

A-4 A-4. DCRA-approved of self-contradictory versions of building elements in building permits issued to Sunrise. Copied from official DCRA files.

B DCRA ZONING COMPUTATIONS FOR SUNRISE PROJECT

B-1 Gross Floor Area addition from Building Permit B442149 application. Copied from DCRA files.

B-2 Gross Floor Area shown in Zoning Administrator's computer-generated (CAD software) calculations. CAD printout provided by DCRA on 4/10/02.

B-3 Revision to rear balcony/stair demonstrating additional Gross Floor Area inappropriately excluded from FAR calculation. Copy of revision provided by DCRA on 4/10/02.

B-4. Basement Gross Floor Area inappropriately excluded from FAR calculation

C. Plans showing noncompliant structure in required open space. Copied from official DCRA files.

D-1. Building permit application for 5111 Connecticut Ave., NW, copied from DCRA files. Building described as "Assisted Living Facility," a use not defined by 11 DCMR.

D-2. Letter from DCRA to Sunrise stating need to specify use as "**CRF**, HOUSING FOR THE HANDICAPPED AS THE TERM IS DEFINED BY THE FAIR HOUSING ACT" in order to be a Title 11 DCMR-defined use.

D-3. Building Permit B435464 issued 3/8/01. Copied from official DCRA files.. Use specified as CRF, not Assisted Living Facility.

D-2. Building Permit B442149 issued 1/23/02, copied from official DCRA files. Use is changed to Assisted Living Residence, a use not defined in 11 DCMR.

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

CERTIFICATE OF SERVICE

I hereby certify that a copy of the foregoing submission of the Nebraska Avenue Neighborhood Association to the Board of Zoning Adjustment, dated June 6, 2002 and the submission of ANC 3G, dated June 3, 2002 were mailed first class, postage prepaid, on June 6, 2002 to the following:

Maureen E. Dwyer, Esq
Shaw Pittman LLP
2300 N Street, NW
Washington, DC 20037-1128

William Bennett, Esq.
Office of the Corporation Counsel
441 4th Street, NW
Washington, DC 20001

Page Chiapella — 6/4/02

Page Chiapella — Date

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

LIST OF POTENTIAL WITNESSES

BZA Hearing, June 18, 2002

Page Chiapella

Chirs Frombolutti

John Frye

John Gill, Sr.

Nick Gill

Marilyn Holmes

Edgar Nunley

Mary Smith

A-1

Details of elevator system requirements for permit approval.

The approved Otis elevator.

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Department of Consumer and Regulatory Affairs

Office of the Director

July 17, 2001

Page Chiapella, President
Nebraska Avenue Neighborhood Association
5126 Nebraska Avenue, NW
Washington, D.C. 20008

Dear Ms. Chiapella:

This letter responds to you Freedom of Information Requests relating to:

1. A copy of the approved Elevator Study for Building Permit #590AA.

   When the elevator reviewer looks at plans one of two things will happen. Both the plans will be approved as is, stamped by the reviewer and the application signed; or, the reviewer will generate "comments" on the plans, which indicate what needs to be changed/corrected. A copy of the "plan correction list" is enclosed.

2. A copy of the approved Zoning Computation sheet for Building Permit Application #590AA.

   Enclosed are a copy of the zoning computation sheet and a summary table showing gross floor area by floor.

3. A copy of the Reasonable Accommodation Request Form for Building Permit Application #590AA.

   Our files do not contain a "Reasonable Accommodation Request Form.

I hope that this responds to your request.

Sincerely,

David A. Clark
Director

Enclosures

941 North Capitol Street, N.E., Suite 9500, Washington, D.C. 20002
Phone: (202) 442-8947 Fax: (202) 442-9445

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.

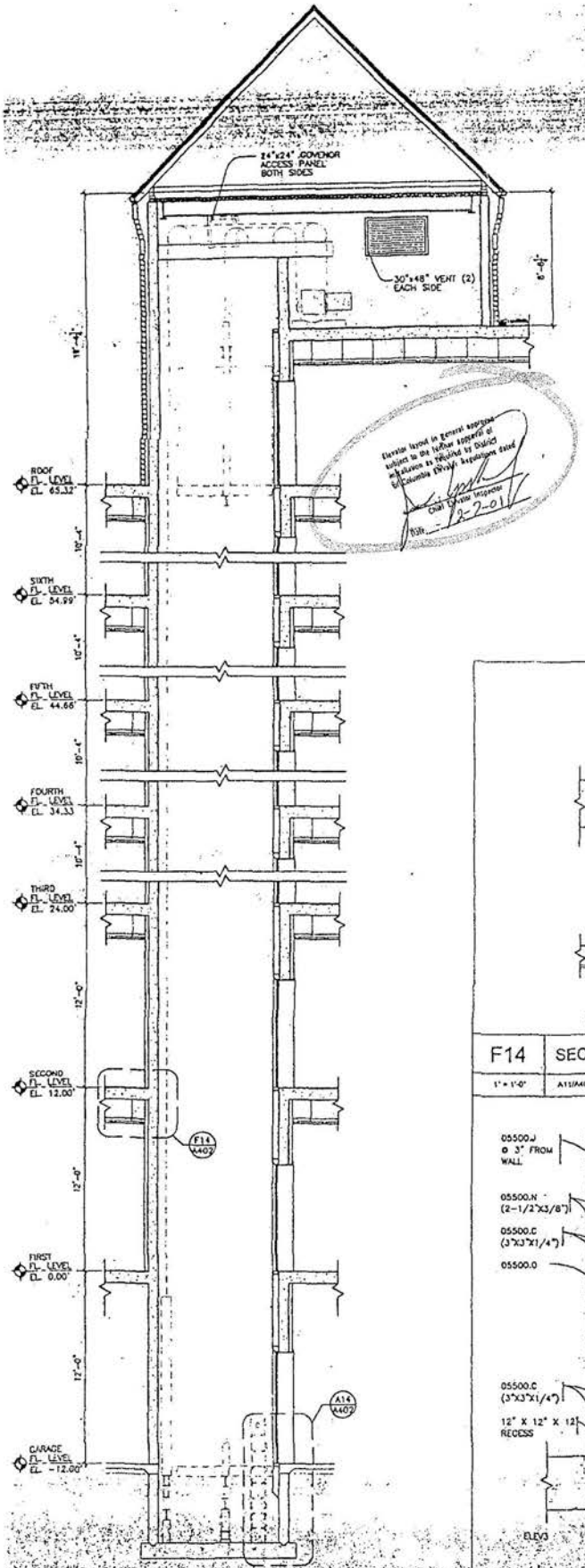
   Response: Mainlines switch now shown on lockside of access door.

Sincerely,

Steven H. Ruiz, AIA
Partner

SR C:\WINDOWS\Temporary Internet Files\OLKF1E4\L-Elevator Review.doc

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



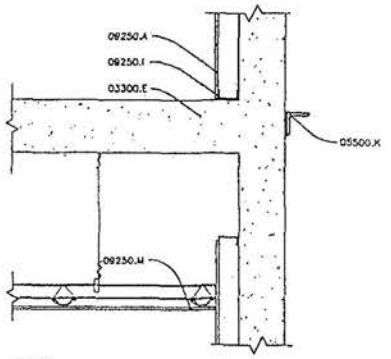
Elevator layout is General approval subject to the further approval of adherence to Provisions of District of Columbia Elevator Regulations dated
Chief Elevator Inspector
Title 12-2-01

A10 SECTION @ ELEVATOR SHAFT

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

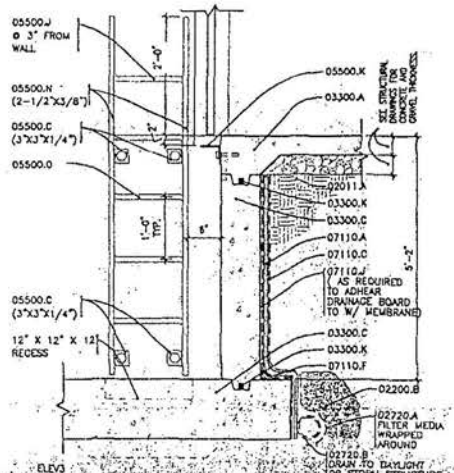
K15 NOT USED

1" = 1'-0"



F14 SECTION DETAIL @ ELEVATOR SILL

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



A14 SECTION DETAIL @ ELEVATOR PIT

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

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 8 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 RUNG (15" OAK)
07110.A	SHEET WATERPROOFING MEMBRANE
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

approved plan

Elevator 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
FEB 17 2001

No	Revisions / Submissons	Da
1	PERMIT SUBMISSION SET	07

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

BEERY, RIO
ASSOCIATE
ARCHITEC
8081 BRADDOCK ROAD, #THI
SPRINGFIELD, VIRGINIA 3
(phone) 703.426.9057 (fax) 703.426.

ELEVATOR, STAIR SECTIONS & DET

DESIGNED
DRAWN
CHECKED D. LWD
REVIEWED
DATE 07/07/00
PROJECT NO 981.12
SCALE AS NO
DRAWING NO A4C

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

A-2

Application for Permit No. B442149 and elevator materials submitted with the application.

Copied from official DCRA files on 4/10/02

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 "OR 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

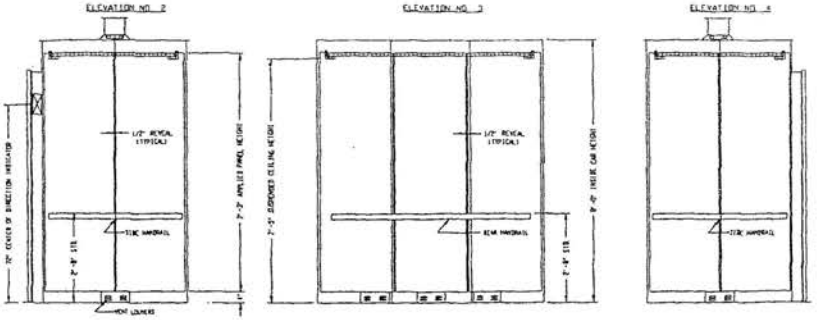
ITEM NO.	UNIT NO.	EQUIPMENT NO.

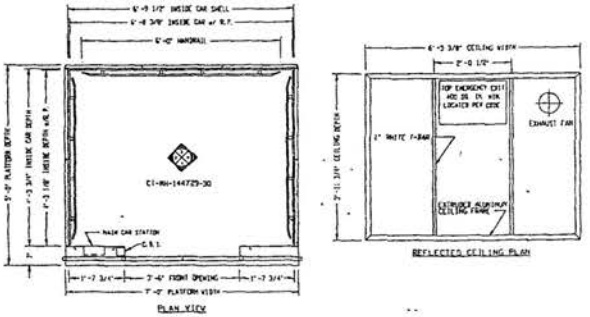
NO.	DATE	BY	DESCRIPTION
2	02/13/01	MR	FINAL
1	10/11/00	CL	PRELIMINARY
0	10/11/00	CL	PRELIMINARY

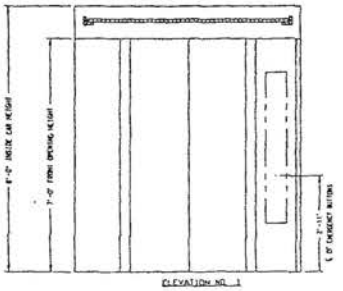
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KONE

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







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. VALLEY) 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 - POLYCAL 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:

APPROVED BY

JAMB & RETURN FINISH:
#4 SATIN - STAINLESS STEEL

CAR DOOR FINISH:
#4 SATIN - STAINLESS STEEL

APPROVAL SPACE

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

PROJECT:

LOCATION: ARLINGTON, VA

ENG. /ARCH.:

CONTRACTOR:
CONSTRUCTION

ITEM NO.	UNIT NO.	EQUIPMENT NO.

REVISIONS	DATE	NO.	BY	DESCRIPTION
	02/13/01	1	NR1	FINAL
	10/11/00	0	CL	PRELIMINARY

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KONE

DRAWN: NR1	DATE: 02/13/01	REV
SCALE: AS NOTED		1
DWG NO. 144729-30		SHEET 1

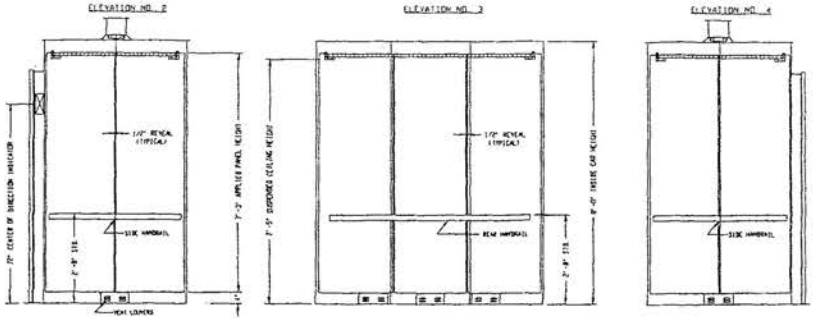
SHT	REV
2	1
1	1

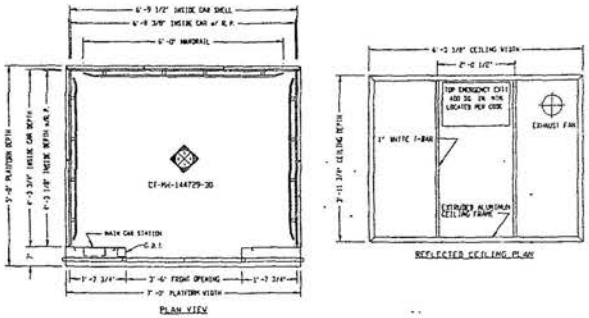
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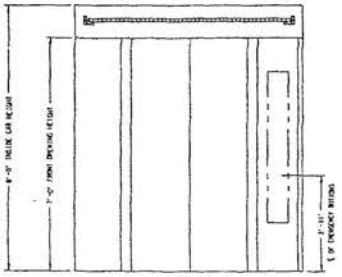
DRAWING NOT TO SCALE
DSW: 47-02-07-01

AUTO-CAD ANSI C

2337







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

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APPLIED PANELS @ SIDEWALLS:
FORMICA #961-FOG

APPLIED PANELS @ REARWALL:
FORMICA #961-FOG

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

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

2-SPEED EXHAUST FAN

APPROVED BY

APPROVAL SPACE

PROJECT:

LOCATION: ARLINGTON, VA

ENG. /ARCH.:

CONTRACTOR:
CONSTRUCTION

SAP INFO

ITEM NO.	UNIT NO.	EQUIPMENT NO.

REVISION	DATE	NO.	BY	DESCRIPTION
	02/13/01	1	NRI	FINAL
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KONE

DRAWN: NRI	DATE: 02/13/01	REV
SCALE: AS NOTED		1
DWG NO. 144729-30		SHEET 1

SHT	REV
2	1
1	1

REV STATUS

DRAWING NOT TO SCALE
DSV: 47-02-07-01

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2337

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 OL35
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 C R 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)

ELEVATOR CONTRACT

ELECTRICAL

ALL IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE, NFPA 70, ENCEPARTICLE 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.

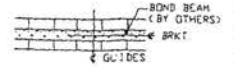
18. ALL PROJECTIONS OF 2" OR MORE SHALL BE BEVELED AT AN ANGLE NOT LESS THAN 75° WITH HORIZONTAL.

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

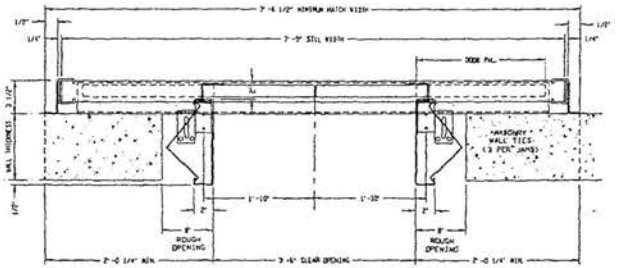
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NO.	DATE	BY	DESCRIPTION
3	02/13/01	NRT	FINAL
2	10/11/00	CL	PRELIMINARY
1	DATE	NO.	BY DESCRIPTION

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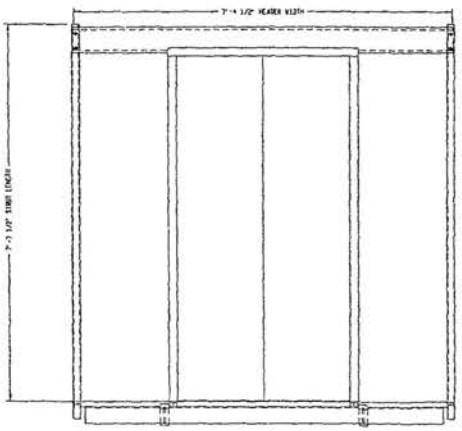
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DRAWN: CL	DATE: 10/11/00	REV
SCALE:		1
DWG NO. CT-MH-144729-30		SHEET 4

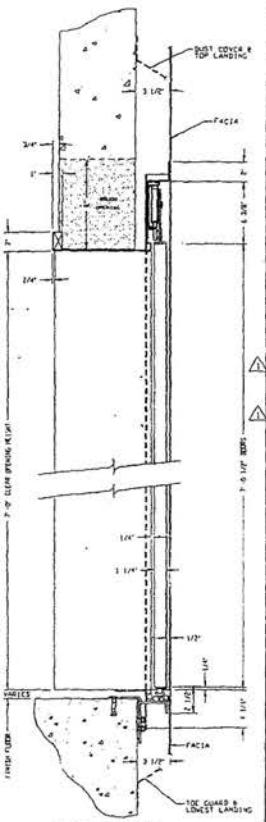


PLAN VIEW @ ENTRANCE

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

DRAWING NOT TO SCALE

CONTRACT #	900	900	900	900	900	900	
DESIGNATION	1 CL	#1	2	3	4	5	1
FLUSH BRAILLE	YES	YES	YES	YES	YES	YES	1
WALL THICKNESS	8"	8"	8"	8"	8"	8"	
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
MMF-LL, #1, 2, 3, 4, 5

DOOR FINISH:
#4 SATIN - STAINLESS STEEL
MMF-LL, #1, 2, 3, 4, 5

APPROVED BY

10/19/00

APPROVAL SPACE

PROJECT:

LOCATION: ARLINGTON, VA

ENG. / ARCH.:

CONTRACTOR:
CONSTRUCTION

ITEM NO.	UNIT NO.	EQUIPMENT NO.

REVISIONS	DATE	NO.	BY	DESCRIPTION
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	10/11/00	0	CL	PRELIMINARY

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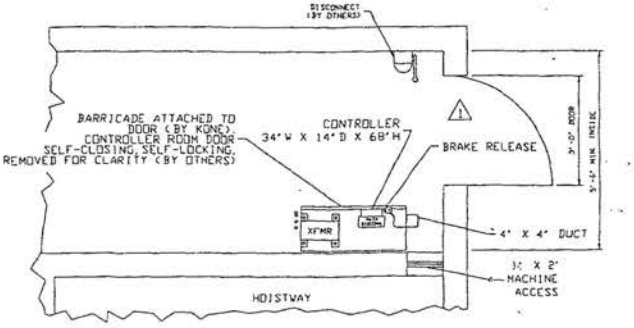
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DWG NO		SHEET
144729-30		2

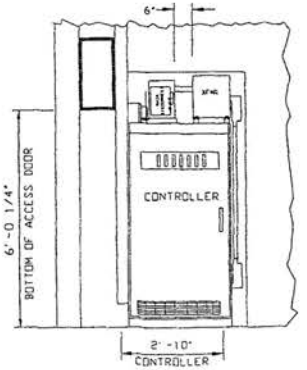
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AUTO-CAD ANSI C

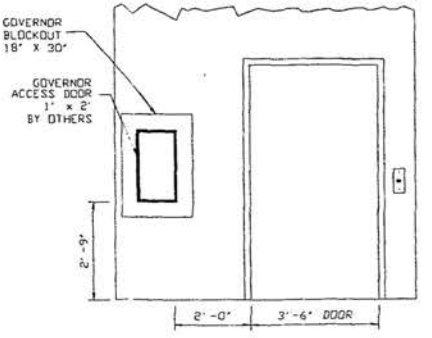
ELEVATOR #2 (CT-MH-144730) AS SHOWN
ELEVATOR #1 (CT-MH-144729) OPPOSITE HAND

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





⚠1 LOOKING INSIDE HOISTWAY



FRONT OF HOISTWAY

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APPROVAL SPACE

PROJECT:

LOCATION: ARLINGTON, VA

ENG / ARCH.:

CONTRACTOR:
CONSTRUCTION

ITEM NO.	UNIT NO	EQUIPMENT

NO.	DATE	BY	REVISION
2	02/13/01	MR	FINAL
1	10/10/00	CL	PRELIMINARY
0	9/6	MS	RELEASED

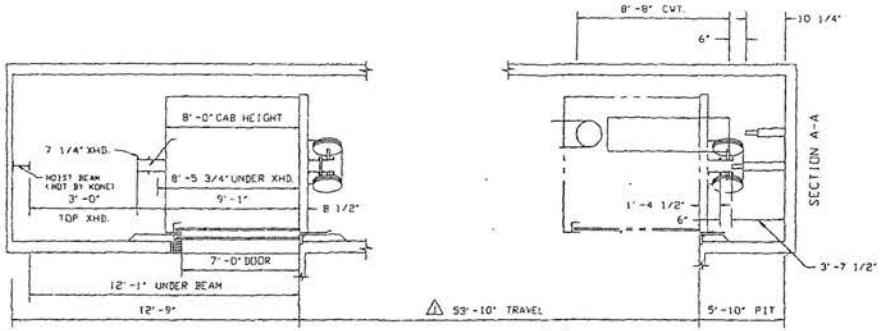
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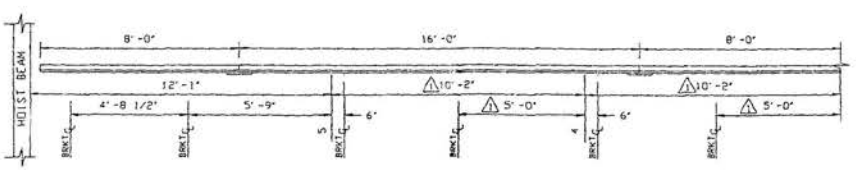
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CT-MH-144729-3D

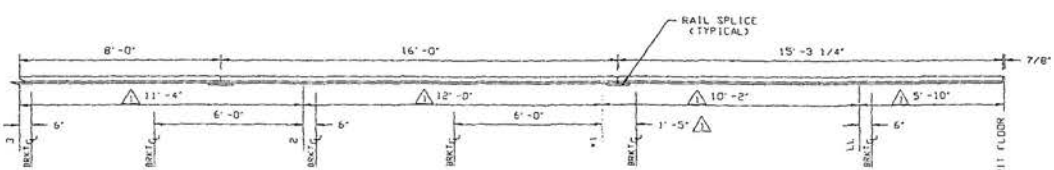


FLOOR MARKING (FRONT)	FLOOR TO FLOOR DISTANCE
5	
4	10'-2"
3	10'-2"
2	11'-4"
×1	12'-0"
LL	10'-2"

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

BRK'T. DENOTES ¢ CAR & CWT. BRACKETS





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LOCATION: ARLINGTON, VA

ENG. /ARCH.:

CONTRACTOR/ CONSTRUCTION

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3	02/13/01	NR1	FINAL
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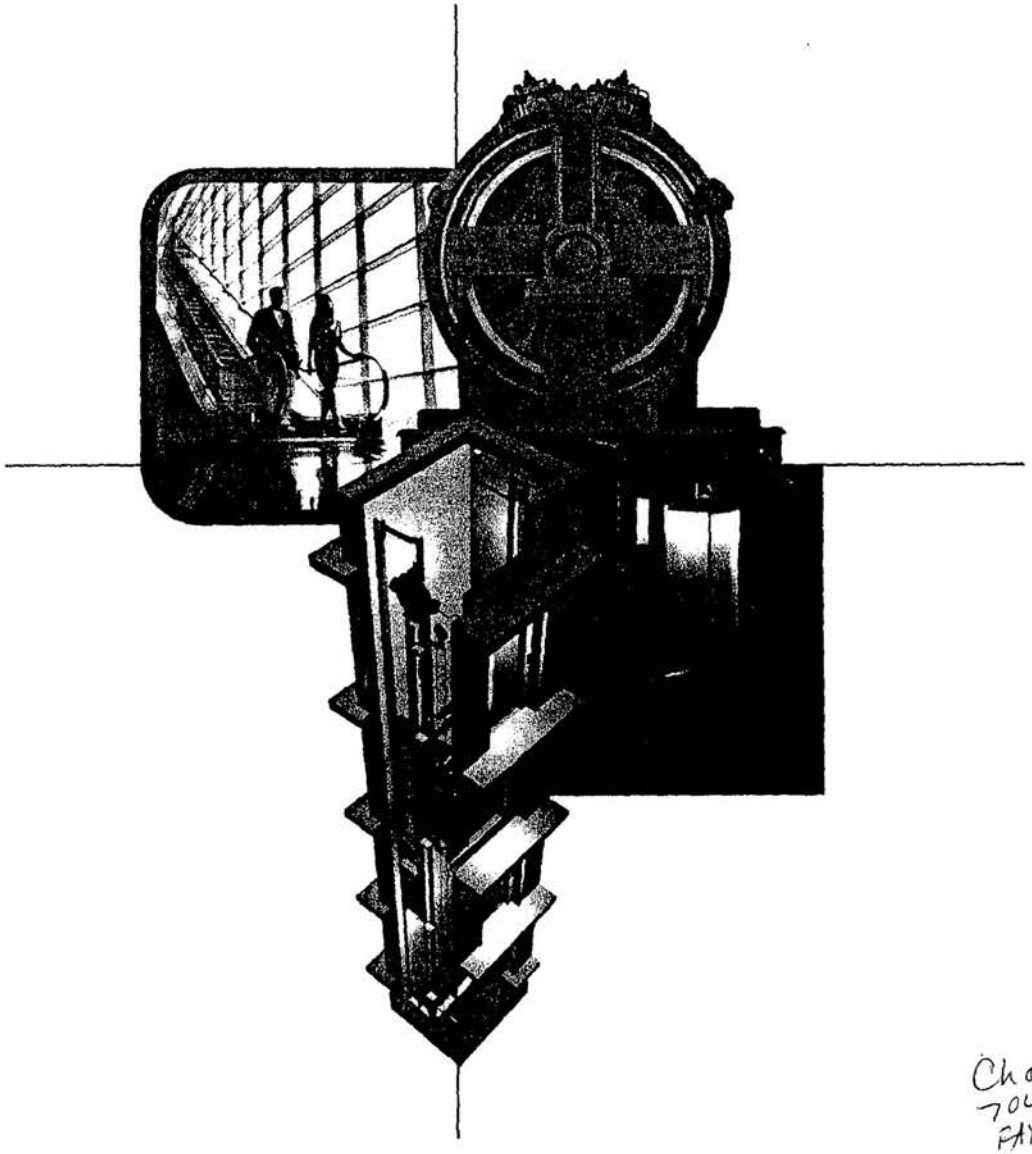
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DWG NO		SHEET 2

14200/KON
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The heart of your building™

KONE

Architectural Planning Guide 2002



Charlotte NC
704-597-0430
FAX 7255
kirk.bailey@kone.
CORP HQ - ILLIN
US. Communications @ kon
800-946-KONE

Kone 4400 Lottsford Rd. Lanham 301-459-8660
michael.moore@kone.com

KONE EcoSystem MonoSpace® Elevators
Front Opening

Comm. Ave Elev.

Integral Controller Location – Front Opening

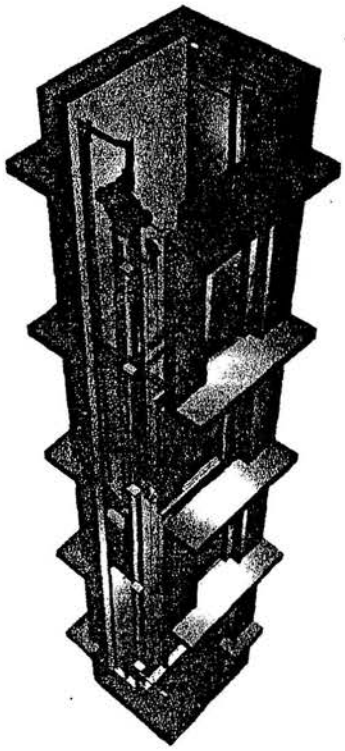
Capacity	2000 (907)	2500 (1134)	2500 (1134)	3000 (1361)	3500 (1588)	4000 (1814)	4000 (1814)	4500 (2041)
Configuration	Passenger	Passenger	Passenger	Passenger	Passenger	Passenger	Service	Service
Speed/fpm (mps)	200 (1.0)	200 (1.0)	200/350 (1.0/1.78)	200/350 (1.0/1.78)	200/350 (1.0/1.78)	200 (1.0)	200 (1.0)	200 (1.0)
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)
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)
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)
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)
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
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)
Control Room Depth	20" (508)	20" (508)	20" (508)	20" (508)	20" (508)	20" (508)	20" (508)	20" (508)
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)
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)
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)
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)
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)
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)
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)
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
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)
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)
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)
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)
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)			
L 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)~~			

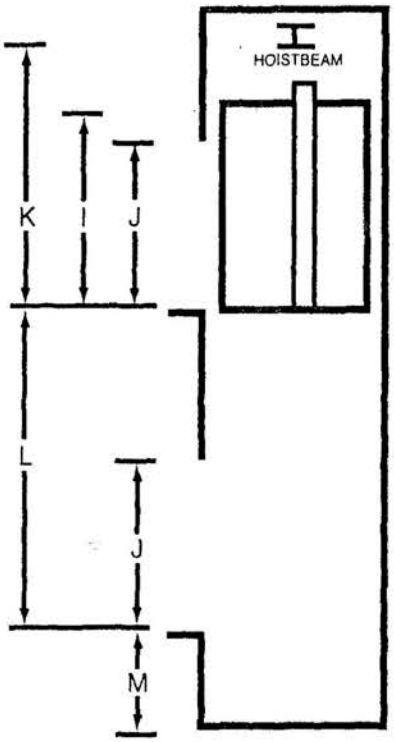
PIT requirement

overhead requirement

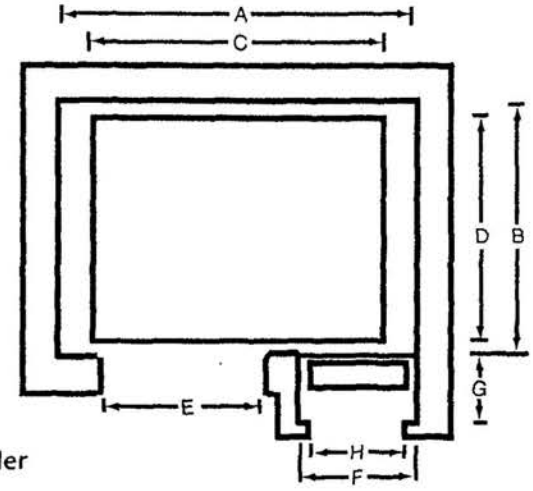


Job Site Requirements

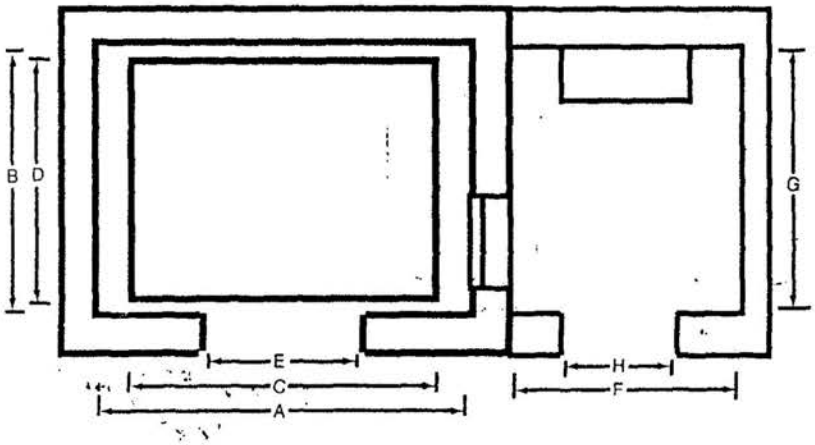
- Access to the building for the delivery truck and a dry, protected storage space adjacent to the hoistway must be provided.
- The hoistway must be clean and dry and constructed per the approved KONE layout drawings. The hoistway must be plumb within +1". Adequate supports for guide rail brackets must 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.

A-3

Affidavit by DC-licensed architect describing lack of functionality and appropriateness of revised elevator penthouse.

AFFIDAVIT

1. My name is Christopher Fromboluti. I am a Principal at HOK Architects, 3223 Grace Street, NW, Washington, DC.

2. I have been a licensed architect in the District of Columbia since 1977 (DC license number ARC2715).

3. I have the following degrees: Bachelor of Arts (Washington University 1967) and Master of Architecture (Washington University 1970).

4. I was designated by, and testified as, an expert witness before the Board of Zoning Adjustment, in a previous matter involving Sunrise.

5. I offer the following expert opinion in connection with BZA Appeal No. 16879, which challenges issuance of a building permit to Sunrise to construct a building at 5111 Connecticut Ave., N.W.

6. I have reviewed the architectural plans and drawings submitted by Sunrise in connection with the building permit that is the subject of this appeal. Specifically, I have reviewed the new, revised roof plans and the current plans that were not revised, including the current plans for the elevator system.

7. In my expert opinion, the elevator system in the current plans cannot be accommodated as shown on the new roof plans, which have a lowered roof line, as there is not enough height provided to accommodate the vertical height requirements of any elevator system available today.

8. I have reviewed the technical data sheets of all of the common elevator manufacturers and have also spoken with David Murch of VDA Building Transportation Consultants (who specialize in elevator design) to determine if an elevator mechanism existed that could be installed with the clearances permitted in Sunrise's new roof plans. The most compact elevator I was able to identify will not fit under the new, revised roof plan.

9. The documents submitted by Sunrise show a distance of approximately 12'-6" from the highest car stop to the underside of the elevator hoist beam. This 12'-6" is required to achieve the non-protruding elevator machine room configuration pictured on the building section. The minimum required distance shown on the manufacturer's technical data sheet for the elevator proposed shows 13'-8". This is for the "Kone EcoSystem" elevator proposed by Sunrise.

Canal House
3223 Grace Street, NW
Washington, DC 20007-3614 USA
Voice +1 202 339 8700 Fax +1 202 339 8800
contact@wdc.hok.com

Atlanta
Berlin
Chicago
Dallas
Hong Kong
Houston
Irvine, CA
Kansas City
London
Los Angeles
Mexico City
New York
Orlando
Ottawa
St. Louis
San Francisco
Seattle
Sydney
Tampa
Tokyo
Toronto
Warsaw
Washington, D

10. Furthermore, in conversation with David Murch, I was informed that the Kone EcoSystem elevator is not presently approved for use in the District of Columbia. Mr. Murch is an elevator expert who works with developers in the District, Maryland and Virginia and he informed me that when the Kone EcoSystem elevator is finally approved it will be used throughout the region as its compact design makes it easier to accommodate regional zoning ordinances. Thus, its current non-use in this area is clearly the result of it not being an approved product.

11. The distance required from the top floor landing to the underside of the elevator hoist beam for an elevator that is currently approved for use in the District of Columbia is 22"-10". This is considerably greater than the 12'-6" shown on the Sunrise drawings.

Signed,

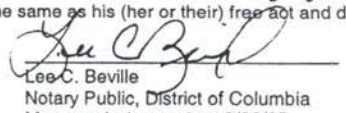


Christopher Fromboluti, AIA

Notarized:

District of Columbia

On this 24th day of **May 2002**, before me personally appeared **Christopher Fromboluti**, who is **personally known to me** or who has produced **N/A** as identification and who executed the foregoing instrument, and acknowledgement that he (she or they) executed the same as his (her or their) free act and deed.



Lee C. Beville
Notary Public, District of Columbia
My commission expires 9/30/05

Nebraska Avenue Neighborhood Association
5126 Nebraska Avenue, N. W.
Washington, DC 20008

NOTICE

Typographical error on Item 11, Page 2: 22"-10' should read 22'-10" – twenty two feet ten inches.

Page Chiapella 6/4/02

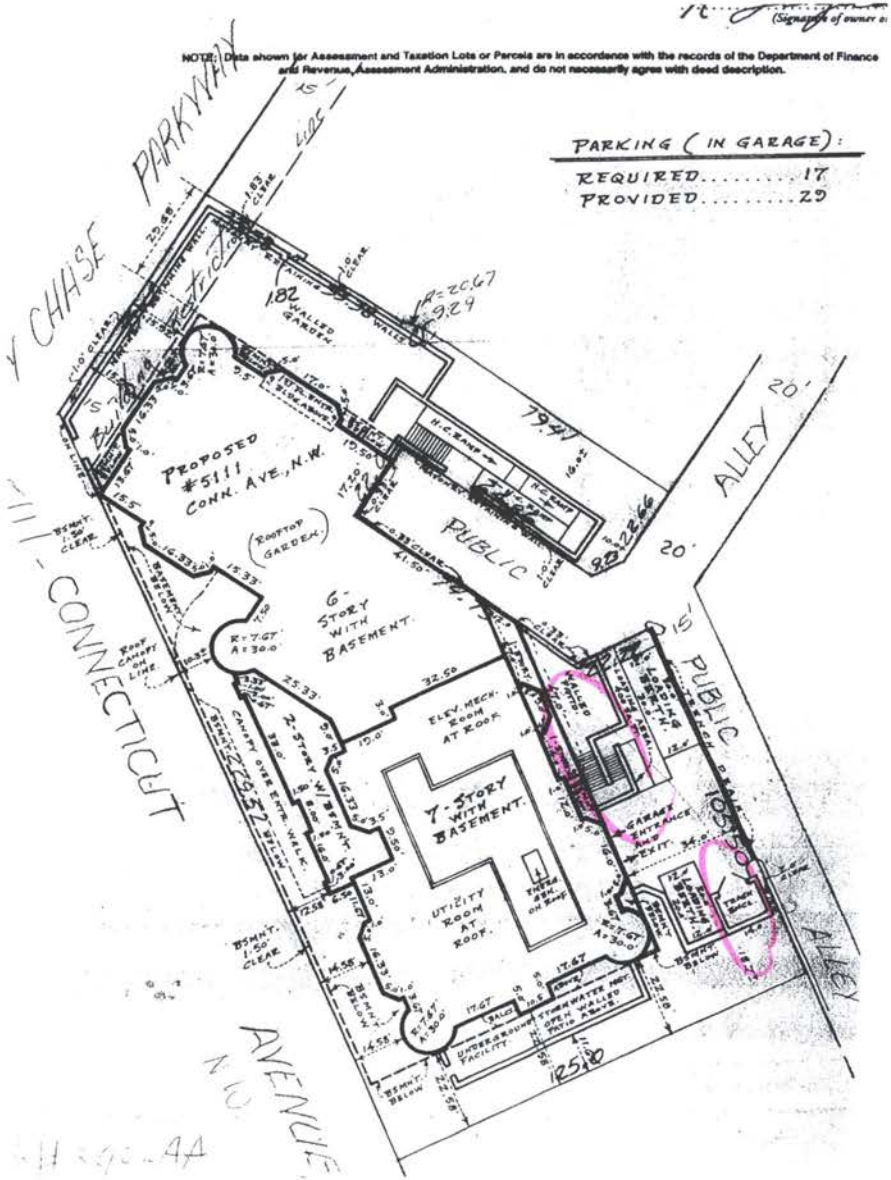
A-4

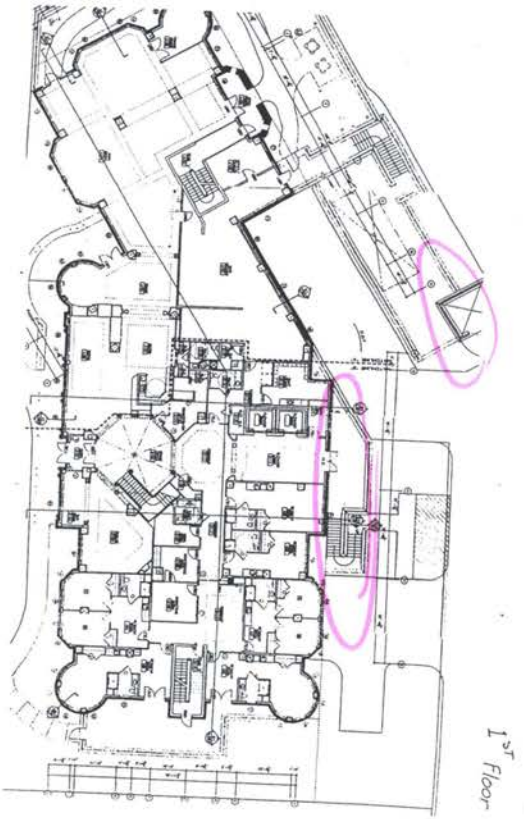
DCRA-approved contradictory versions of structural elements in permits issued to Sunrise.

(Signature of owner o

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

PARKING (IN GARAGE):
REQUIRED.....17
PROVIDED.....29





1ST Floor

B

DCRA zoning computations for SUNRISE project: Official Zoning Computation Sheet.

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. Row	8. Type of St.
SITE PER SUB	R5D/R2	CRF/housing for Handicapped pursuant to FHA	Existing to -- Alter existing --	Conforming Nonconforming

9. Type of Structure	10. Width of adjacent streets	11. Width of adjacent alleys	12. Width of Restricti
Conforming - Nonconforming -	Conn Ave = 130' Chevy Chase Pkwy = 60'	15' & 20'	15' partial

13. Application of Lot of June 1, 1958	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 — 24 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 p 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 — MAX 90 to high point of roof — Grade; to first floor — 0 to ceiling top story — 84 to high point of roof —

26. Number of Stories	27.	Required	Provided
Allowed — N/L Provided — 7 Basement — partial Cellar — partial	Rear Yard, depth — Side Yard, width — Open Court, width — Closed Court, width — Closed Court, area —	34' — N/P — 2@5 — / — /	34' — N/A/21.1' — 29.08' — / — /

28. Accessory Building
Location —
Height — N/A
Area —

REMARKS

FAR allowed

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

Gross Floor Area Provided

Penthouse = 1838.625

Allowable Floor Area Ratio = 3.5 (R5D only)

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

Gross Floor Area Table:

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

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

Penthouse Calculation

Allowed F.A.R = 0.37

Max Gross Floor Area allowed

$0.37 \times 23107.51 = 8549.77$ sq ft

Provided:

6th Flr Roof

$9.5 \times 14.0 = 133$ sq ft

7th Flr Roof

$16.0 \times 9.75 = 156$ sq ft

$26.0 \times 26.5 = 689.0$ sq ft

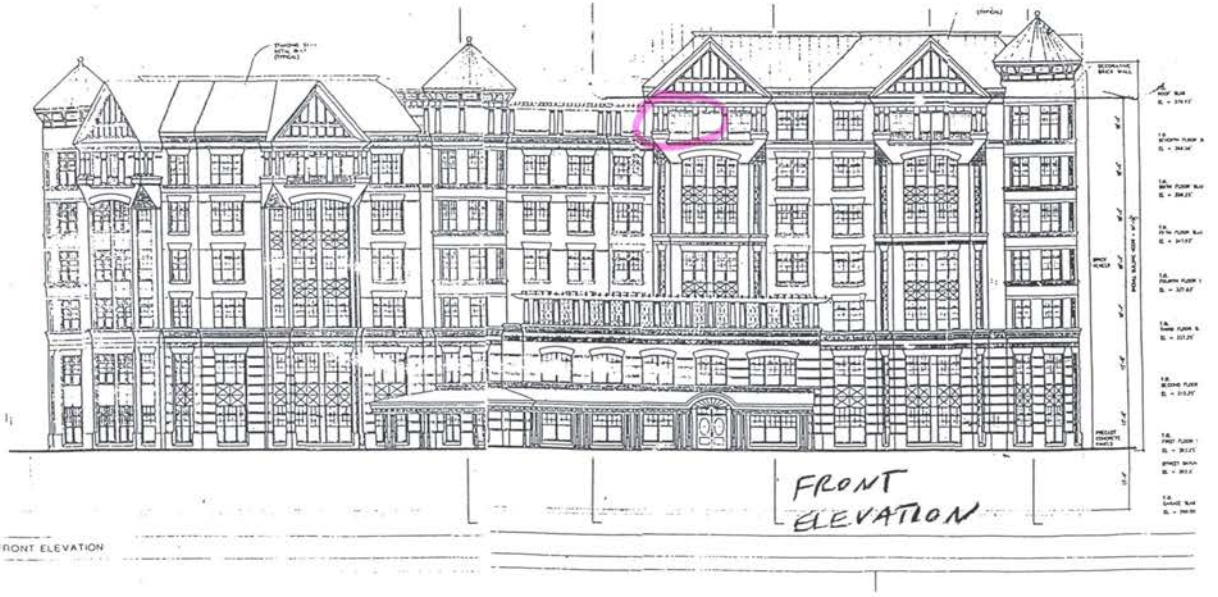
$33.75 \times 25.5 = 860.625$ sq ft

1705.625

625

B-1

7th story design change with revised Permit 442149.
The design change affects Gross Floor Area
of the 7th floor.



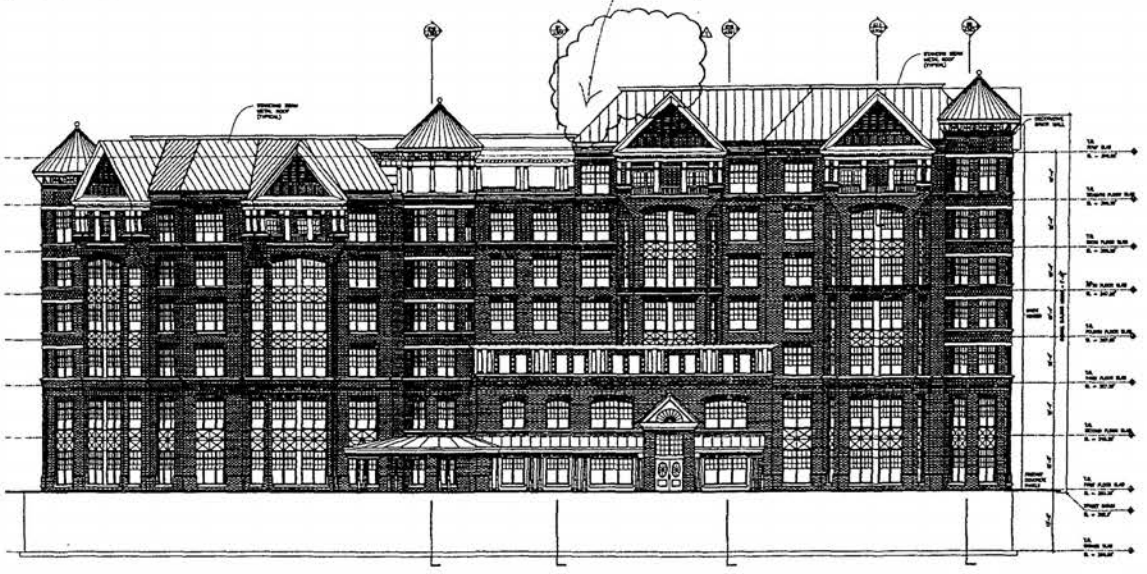
FRONT ELEVATION

B-2

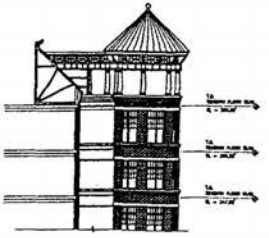
Gross Floor Area shown in Zoning Administrator's computer-generated calculations using CAD computer software.

Copied from official DCRA files on 4/10/02

7th Floor residences enlarged



G1 FRONT ELEVATION

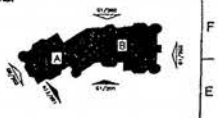


A13 PARTIAL ELEVATION • ROOF GARDEN

MATERIALS KEYING LEGEND

GENERAL NOTES

Key Plan



1	ELEVATOR REVISION	11/29/01
	PERMIT SUBMISSION SET	07/27/00
No.	Revisions / Submissions	Date

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

BEERY, RIO AND ASSOCIATES
ARCHITECTS

ELEVATIONS

Project no.	99142
Scale	1/8" = 1'-0"
Drawn by	
Checked by	
Drawing no.	A201
Date	07/27/00

B-3

Revision to rear balcony/stairwell

Copied from official DCRA files on 4/10/02

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
73              1186.7555       929.0515                **
```

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
Angle Balance: OFF

PARTIAL SHEET NOTES

14. EXTEND 4#12 + G IN 3/4"C. TO PANEL KH 3P-15A CIRCUIT BREAKER WITH SHUNT TRIP

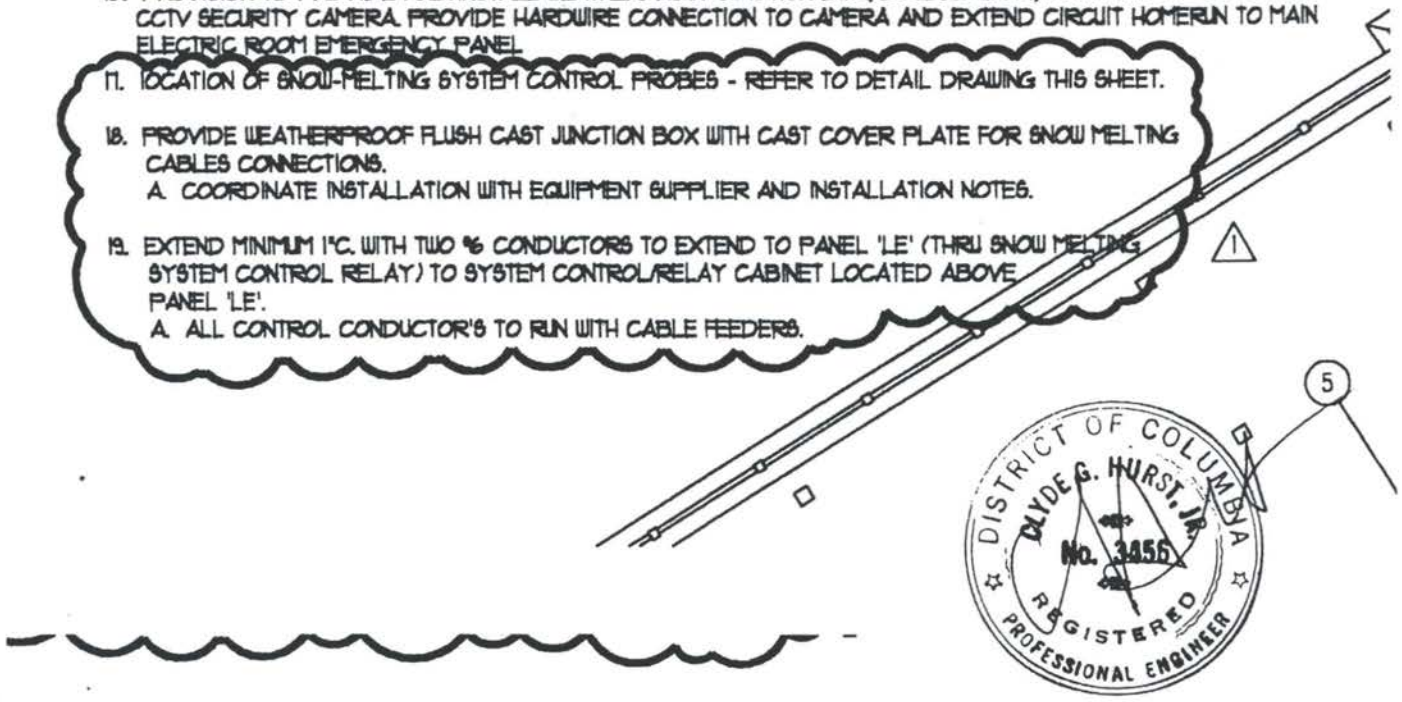
15. TIE CONTROL CIRCUIT TO KITCHEN HOOD FIRE SUPPRESSION SYSTEM CONTROL PANEL

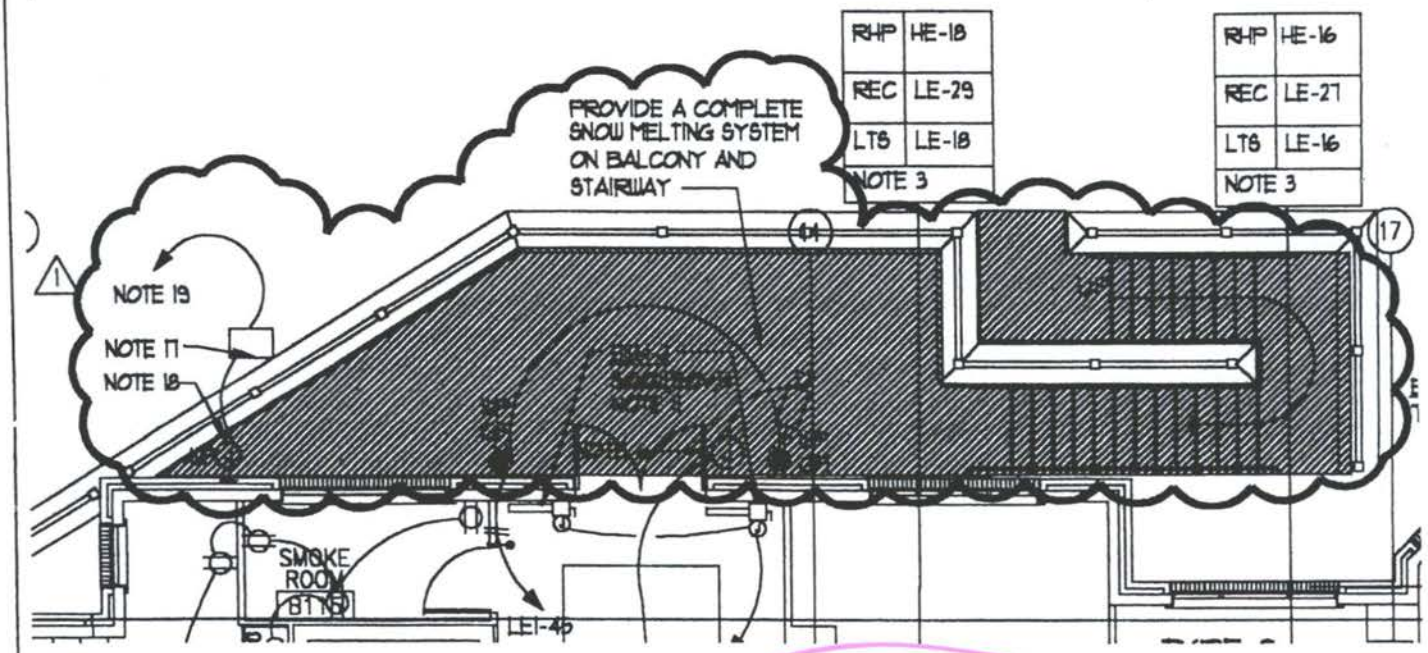
16. PROVISION TO PROVIDE AND/INSTALL WEATHERPROOF JUNCTION BOX, DOUBLE GANG, MINIMUM 10'-0" A.F.F. FOR CCTV SECURITY CAMERA. PROVIDE HARDWIRE CONNECTION TO CAMERA AND EXTEND CIRCUIT HOMERUN TO MAIN ELECTRIC ROOM EMERGENCY PANEL

17. LOCATION OF SNOW-MELTING SYSTEM CONTROL PROBES - REFER TO DETAIL DRAWING THIS SHEET.

18. PROVIDE WEATHERPROOF FLUSH CAST JUNCTION BOX WITH CAST COVER PLATE FOR SNOW MELTING CABLES CONNECTIONS.
    A. COORDINATE INSTALLATION WITH EQUIPMENT SUPPLIER AND INSTALLATION NOTES.

19. EXTEND MINIMUM 1"C. WITH TWO #6 CONDUCTORS TO EXTEND TO PANEL 'LE' (THRU SNOW MELTING SYSTEM CONTROL RELAY) TO SYSTEM CONTROL/RELAY CABINET LOCATED ABOVE PANEL 'LE'.
    A. ALL CONTROL CONDUCTOR'S TO RUN WITH CABLE FEEDERS.





1. PROVIDE SNOW-MELTING AT BACK OF HOUSE BALCONY AND STAIRWAY

1 Permit Comment

HURST & ASSOCIATES
CONSULTING ENGINEERS
308 Hillwood Avenue, Falls Church, VA. 22046
Telephone (703)534-7872 Fax (703)536-3870

PROJECT: 5111 Connecticut Avenue NW, Washington, D.C.		SK No. ESK-4
H&A PROJECT No. 00-54	REFER TO DWG: E105	
DATE: 02/02/00	ARCHITECT: B R & A	
DRAWN BY: FSL	CHECKED BY: CGH III	1 OF 3

SNOW MELTING SYSTEM NOTES

1. PROVIDE SNOW/ ICE MELTING FOR EGRESS STAIRS/BALCONY OF PROJECT AS INDICATED WITH THE FOLLOWING EQUIPMENT:
   A. SNOW DETECTOR SYSTEM SHALL BE NELSON - SNO - 41 SYSTEM WITH THE FOLLOWING DETECTORS/ PROBES.
      1) MOISTURE PROBE - NELSON TYPE GA- 922.
      2) GROUND TEMPERATURE PROBE - NELSON TYPE GA- 921.
      3) AIR TEMPERATURE PROBE- NELSON TYPE GA- 924.
      4) CONTROL UNIT- NELSON TYPE GB- 373.
   B. PROVIDE 16"x24"x12" (D) CONCRETE PAD AT LOCATION INDICATED ON DRAWINGS FOR INSTALLATION OF PROBES.
      1) INSTALL MOISTURE AND GROUND TEMPERATURE PROBES IN 14"(L)x4"(W)x2"(D) EACH SLOT- GROUT PROBES IN FLUSH WITH TOP OF PAD.
      2) STUB- UP 1/2" RIGID STEEL CONDUIT 3" ABOVE PAD FOR AIR TEMPERATURE PROBE.
      3) REFER TO DETAIL FOR INSTALLATION OF PROBES.
   C. INSTALL SYSTEM CONTROL'S IN SURFACE MOUNTED NEMA-1 CABINET WITH HINGED DOOR AND LOCK- LOCATE ALL RELAY RELAY TO CONTROL CABLE IN THIS CABINET
      1) LOCATE CABINET ABOVE PANEL LE
      2) POWER SYSTEM AND RELAYS FROM PANEL LE

2. CONTRACTOR TO INSTALL ALL EQUIPMENT FOR SNOW MELTING CONTROL SYSTEM AS REQUIRED BY EQUIPMENT SUPPLIER.

3. ALL CIRCUITS FROM HEATING CABLES SHALL PASS THROUGH NELSON RELAY CATALOG NO. HC-4X50-(1Φ, 208V, 50A) (FOUR UNITS) LOCATED ABOVE PANEL LE.

4. POWER SNOW MELTING CONTROL SYSTEM FROM PANEL LE AS REQUIRED BY EQUIPMENT SUPPLIER.

5. CONTRACTOR SHALL PROVIDE COMPLETE SNOW MELTING SYSTEM INSTALLATION AS REQUIRED BY SYSTEM SUPPLIER.

6. PROVIDE NELEX MI TYPE CABLE TO PROVIDE 50 WATTS PER SQUARE FOOT OF HEAT FOR AREA INDICATED ON DRAWINGS.
   A. CABLE SHALL BE INSTALLED IN ACCORDANCE WITH SUPPLIER AND STRUCTURAL ENGINEER'S REQUIREMENTS.
   B. BEFORE AND DURING INSTALLATION OF CONCRETE MI CABLE SHALL BE POWERED WITH 120 VOLTS AND 100 WATT LAMP IN LINE TO ENSURE CIRCUIT CONTINUITY.
   C. MI CABLES SHALL BE INSTALLED ON 6" TO 9" CENTERS CONTINUITY.
   D. MI CABLE OPERATING VOLTAGE SHALL BE 208V, 1Φ.

7. COMPLETE INSTALLATION OF SNOW MELTING SYSTEM INCLUDING CONTROLS AND CABLES SHALL FOLLOW THE APPLICATION MANUAL FROM NELEX.

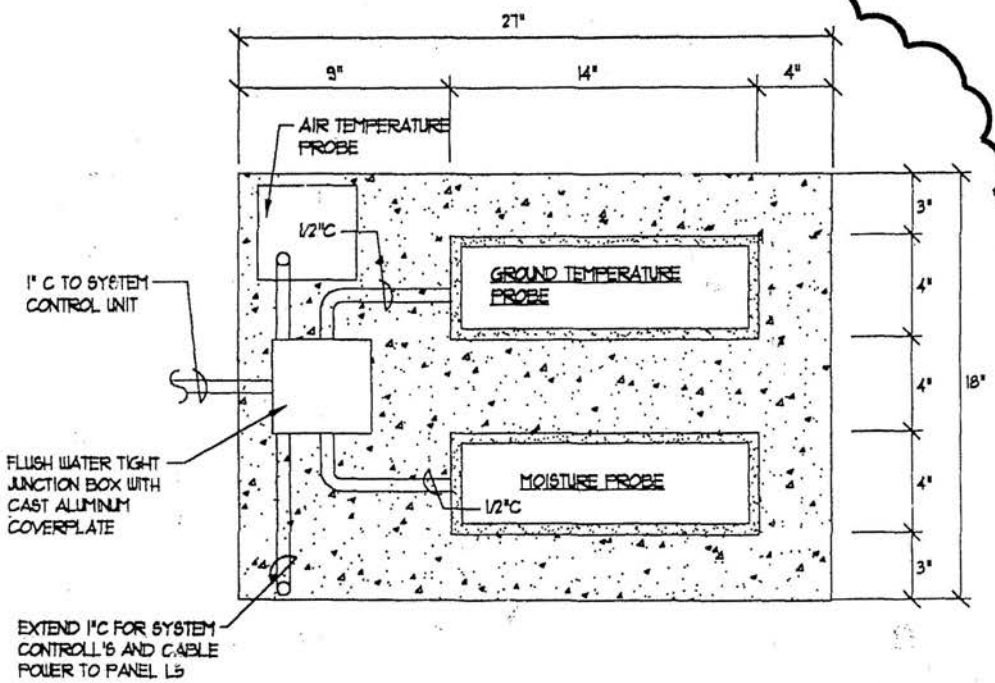
DISTRICT OF COLUMBIA
CLYDE G. HURST, JR.
No. 3456
REGISTERED PROFESSIONAL ENGINEER

1 SNOW-MELTING SYSTEM NOTES.

1 Permit Comment

HURST & ASSOCIATES
CONSULTING ENGINEERS
306 Hillwood Avenue, Falls Church, VA. 22046
Telephone (703)534-7872 Fax (703)536-3070

PROJECT: 5111 Connecticut Avenue NW, Washington, D.C.		SK No. ESK-5
H&A PROJECT No. 00-54	REFER TO DWG: E105	
DATE: 02/02/00	ARCHITECT: B R & A	
DRAWN BY: PSL	CHECKED BY: CGH III	2 OF 3



SNOW MELTING PROBE INSTALLATION DETAIL

NO SCALE

L SNOW-MELTING PROBES INSTALLATION DETAIL

CLIFF S. HURST JR. No. 3456 REGISTERED PROFESSIONAL ENGINEER COLUMBIA

1 Permit Comment

HURST & ASSOCIATES
CONSULTING ENGINEERS
306 Hillwood Avenue, Falls Church, VA. 22046
Telephone (703)534-7872 Fax (703)536-3970

PROJECT: 5111 Connecticut Avenue NW, Washington, D.C.		SK No. ESK-6
H&A PROJECT No. 00-54	REFER TO DWG: E105	
DATE: 02/02/00	ARCHITECT: B R & A	
DRAWN BY: FSL	CHECKED BY: CGH III	3 OF 3

B-4

Garage level Gross Floor Area
inappropriately excluded from FAR calculation.

B-4

Parking Garage Gross Floor excluded from FAR because of Zoning Administrator's misinterpretation of the rear balcony/stair as a "retaining wall:"

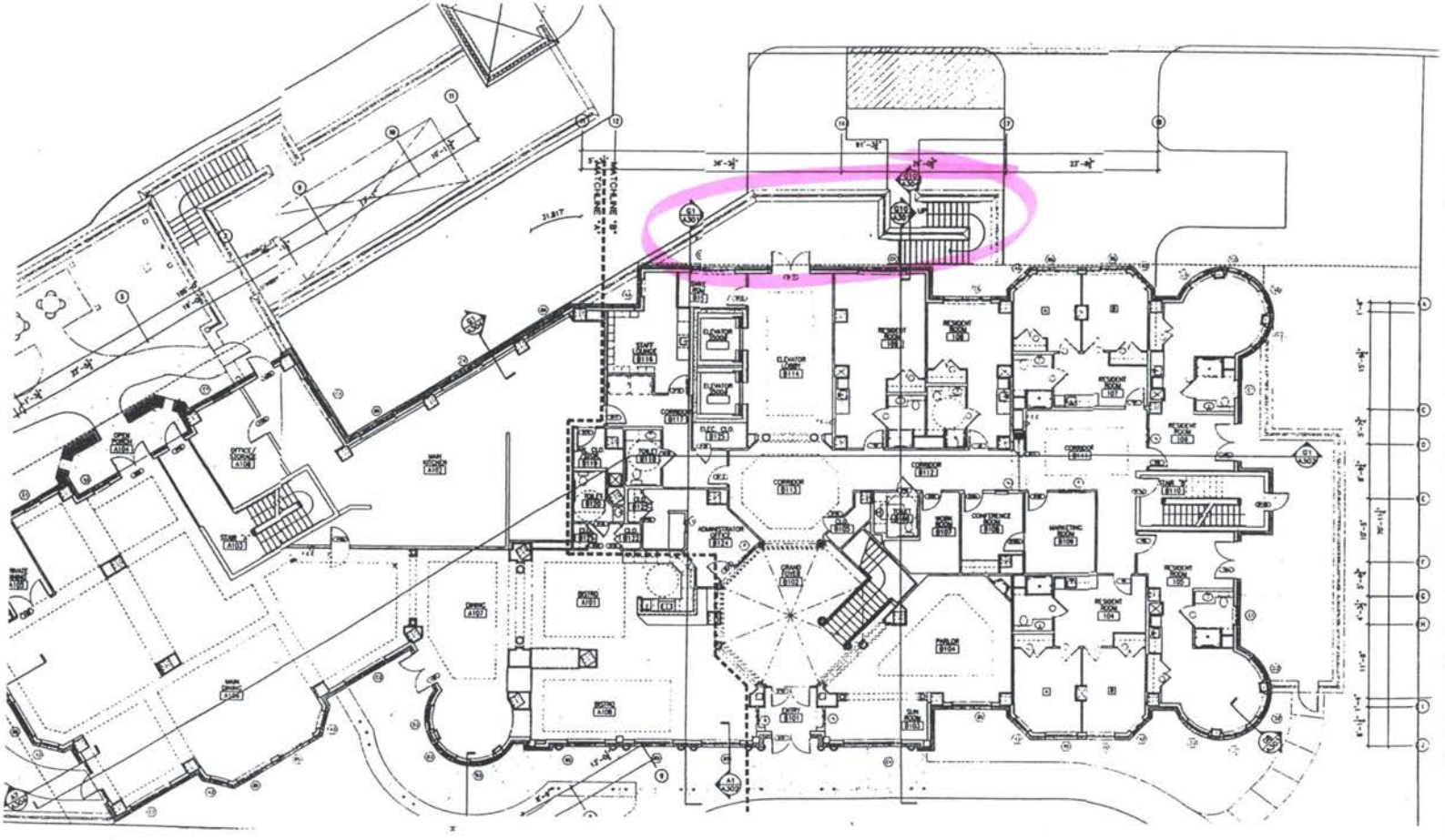
Scaled Length of Balcony/stair	59 '
Length of perimeter (measured by CAD software used by Zoning Administrator)	655.45'
CAD software measurement of 1st Floor Gross Floor Area	13142.79 sq. ft.

Gross Square Feet of additional basement: 58 / 655.45 x 13142.79 = **1183 sq. ft**

C

Plans showing noncompliant structure in required rear yard open space.

1ST Floor



D-1

Building permit application for
5111 Connecticut Avenue, NW.

Building described as "Assisted Living Facility,"
a use not defined by DCMR Title 11 Zoning Code

R-5-E

PRE-FILE NUMBERS	ZONING DISTRICT	FILE NUMBER	PERMIT NUMBER
			SQ 01 21333

★ ★ ★ 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 (727-7

APPLICATION FOR CONSTRUCTION PERMITS ON PRIVATE PROPERTY

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

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:
111 Connecticut Ave., N.W.		(Site per Sub)	1989	July 10, 2000

5. Owner of Building or Property:	6. Address: *(include Zip)*	7. Phone:
unny & Louis Reyes t AL (See Attached Page)	5111 Connecticut Ave. Washington, D.C. 20015	Work: 703-744-1830 Home: 703-627-4985
8. Agent for Owner: *(if applicable)*	**9. Address: *(include Zip)***	**10. Phone:**
ario Escalante	P.O. Box 501 College Park, MD 20741 - 0501	Work: 301-474-5327 Home: 301-382-2427

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)* _____

Description of Proposed Work:

A seven story cast in place concrete structure containing Assisted Living Residences with underground parking.

11. Existing Use(s) of Building or Property:	14. Ex. No. of Stories of Bldg.:	15. Ex. No. of Dwelling Units:	
~~Residential~~ Vacant land			
12. Proposed Use(s) of Building or Property:	**17. Prop. No. of Stories of Bldg.:**	**18. Prop. No. of Dwelling Units:**	
Residential	7 + Pent	102	

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?
ct. 1, 2000	Oct. 1, 2001	☐ Pick-up Truck ☒ Dumpster ☐ Other *(specify):*	☒ Yes, answer **q. 23** ☐ No, SKIP **q. 23-27**

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**		0 sq. ft.		22 x 22 sq. ft

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

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

wd-375

D-2

Letter from DCRA to Sunrise stating the need to specify use as CRF, HOUSING FOR THE HANDICAPPED AS THE TERM IS DEFINED BY THE FAIR HOUSING ACT, in order to be a Title 11 DCMR-defined use.

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS

Building and Land Regulation Administration
Office of the Zoning Administrator

January 19, 2001

Mr. Paul A. Tummons, Jr.
Law Offices of Shaw Pittman
2300 N Street, N.W.
Washington, D.C. 20002

Re: Building Permit Application for Proposed Sunrise Assisted Living Facility (5111 Connecticut Avenue, N.W. – Job Number 590-AA)

Dear Mr. Tummons:

We have reviewed the filed Building Permit Application for the above project and the following inconsistencies/deficiencies were noted and must be corrected in order to complete the zoning review.

1. As noted in November 13, 2000 "plan correction list", you must specify what CRF use is proposed. Permit application must be revised to read "CRF, housing for the handicapped as the term is defined by the Fair Housing Act. This change will qualify the proposed use as a matter of right in the underlying zoning district.

2. Also as noted in the November 13, 2000 "plan correction list", the distance of the penthouse to all edges of the main roof must be noted.

3. On the Building Permit application #00-590-AA, in the "Existing Use(s)" section, it is denoted that the land is vacant. A site visit revealed that the site for the proposed project is occupied by existing residential rental facilities.

941 North Capitol Street, N.E., Suite 2000 Washington, DC 20002 Phone: (202) 442-4560 Fax: (202) 442-4871

E 2

Should you have any questions or need additional assistance from this office, please do not hesitate to contact me at (202) 442-4538.

Respectfully,

Denzil L. Noble
Deputy Administrator

Cc: Carlynn Fuller, Interim DCRA Director
Theresa Lewis, Deputy Director
Michael D. Johnson, Zoning Administrator
Diane L. Jemmott

DLN/TB/ee

E 3

D-3

Building Permit B435464 issued 3/8/01.

Use changed from Assisted Living Facility to CRF.

GOVERNMENT OF THE DISTRICT OF COLUMBIA

Form BLRA-15
(Rev. 9/30/91

BUILDING AND LAND REGULATION ADMINISTRATION

BUILDING PERMIT

PERMIT NO. B435464

Date 3/8/01 (Type) NEW BLDG.

Address of work 5111 CONN. AVE.N.W.

Lot SITE PER [illegible] Square 1989

TOTAL PERMIT FEE $ 20.972

FILING FEE $ 2000.

DATE

FEE PAYABLE $ 18,972.30

FOR INSPECTIONS CALL 727-7582

Permission is hereby granted to

SUNNY AND LOUIS REYES, ET AL (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:

SEVEN STORY CAST IN PLACE CONCRETE STRUCTURE, CONTAINING ASSISTED LIVING

RESIDENCES (CRF, HOUSING FOR THE HANDICAPPED AS THE TERM IS DEFINED BY THE FAIR HOUSING ACT) WITH UNDERGRD PARKING.

Width of Bldgs. Length Height No. of Bldgs.

Zone R-5-D To be occupied as No. of Stories

Height of terrace above grade Projections

Address of owner SAME ASABOVE

Deposit No. Amount $

DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS

Chief, Permit Issuance Branch

D. MINOR

Permit Clerk

NO. EB2200215 BUILDING STRUCTURE(S) Receipt # 148749. Amount $18,972.30 Cash Check Credit Card Date 03/08/01 at 17:04 CASHIER

Location: ELEVATOR CORE

Start 0001

NOTIFY DEPT. OF PUBLIC WORKS 48 HOURS PRIOR TO START OF CONST. DCWASA, WATER SVC AND SEWER SVC, RALPH JORDAN, MARTIN WALLACE. AREA CONST. ENGINEER 2/78~~Rec'd~~3., 2/612-3460. SEPARATE ELECTRICAL PLBG AND MECH INSTALLATION

PERMIT

D-4

Building Permit B442149, issued 1/23/02.

Use is changed to ASSISTED LIVING RESIDENCE, a use not defined in 11 DCMR.

PERMIT

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Form BLRA-15
(Rev 9/30/91)

DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
BUILDING AND LAND REGULATION ADMINISTRATION

BUILDING PERMIT

PERMIT NO. B442149

CK

Date 1/22/02 (Type) MISC.

Address of work 5111 CONN AVE NW

Lot 0162 Square 1989

Permission is hereby granted to

SUNRISE CONNECTICUT AVE ASSISTED LIVING LLC (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.

NO.

TOTAL PERMIT FEE $

FILING FEE $

DATE

FEE PAYABLE $ 300.00

FOR INSPECTIONS CALL XXXXXXX 442-4641

Authorized work and conditions of performance thereof:

MODIFICATION TO PERMIT NO. B435464 REVISION TO ROOF PLAN/STRUCTURE TO INCLUDE ELEVATOR ONLY AS PER PLANS.

FILE COPY

Builder—

Width of Bldgs. Length Height Value $ No. of Bldgs.

Zone R5D To be occupied as No. of Stories 7

Height of terrace above grade Projections: ASST. LIVING RESIDENCE

Address of owner

Deposit No. SAME Amount $

DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS

D CLARK 32301
DIRECTOR

Chief, Permit Issuance Branch

By: Permit Clerk

01/22/2002 11:11 [illegible] CSR# 0001
[illegible] 215 [illegible] 21934 [illegible]
[illegible] ***200.00 DTR# 9
[illegible] OFFICE
[illegible] GENERAL
[illegible] STRUCTURE & EQUI

1/9/02