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June
~~July~~ 30, 2004

VIA HAND DELIVERY

D.C. Board of Zoning Adjustment
Suite 210
441 4th Street, N.W.
Washington, D.C. 20001

Re: Application No. 17175 for Variances and Special Exceptions
1701 Kalorama Road, N.W.
Square 2566, Lot 90

Honorable Members of the Board:

As requested at the conclusion of the public hearing on this application on June 29th, enclosed please find a narrative statement and schematic drawings showing design options for 735 square feet of residential recreation space on the roof of the subject property. Also enclosed is a Building Code analysis prepared by Hnedak Bobo Group's in-house code specialist that describes occupancy classifications for the roof deck.

With the submission of this information, the Applicant respectfully requests that the Board grant the application and issue a summary order approving the application, subject to the condition that residential recreation space be provided on the roof as shown on either of the attached schematic design drawings.

Sincerely,

Norman M. Glasgow, Jr.

Enclosures

BZA
Case No. 17175
Exhibit No. 31

Board of Zoning Adjustment
District of Columbia
CASE NO. 17175
EXHIBIT NO. 31

1701 Kalorama
Roof Top Recreational Space

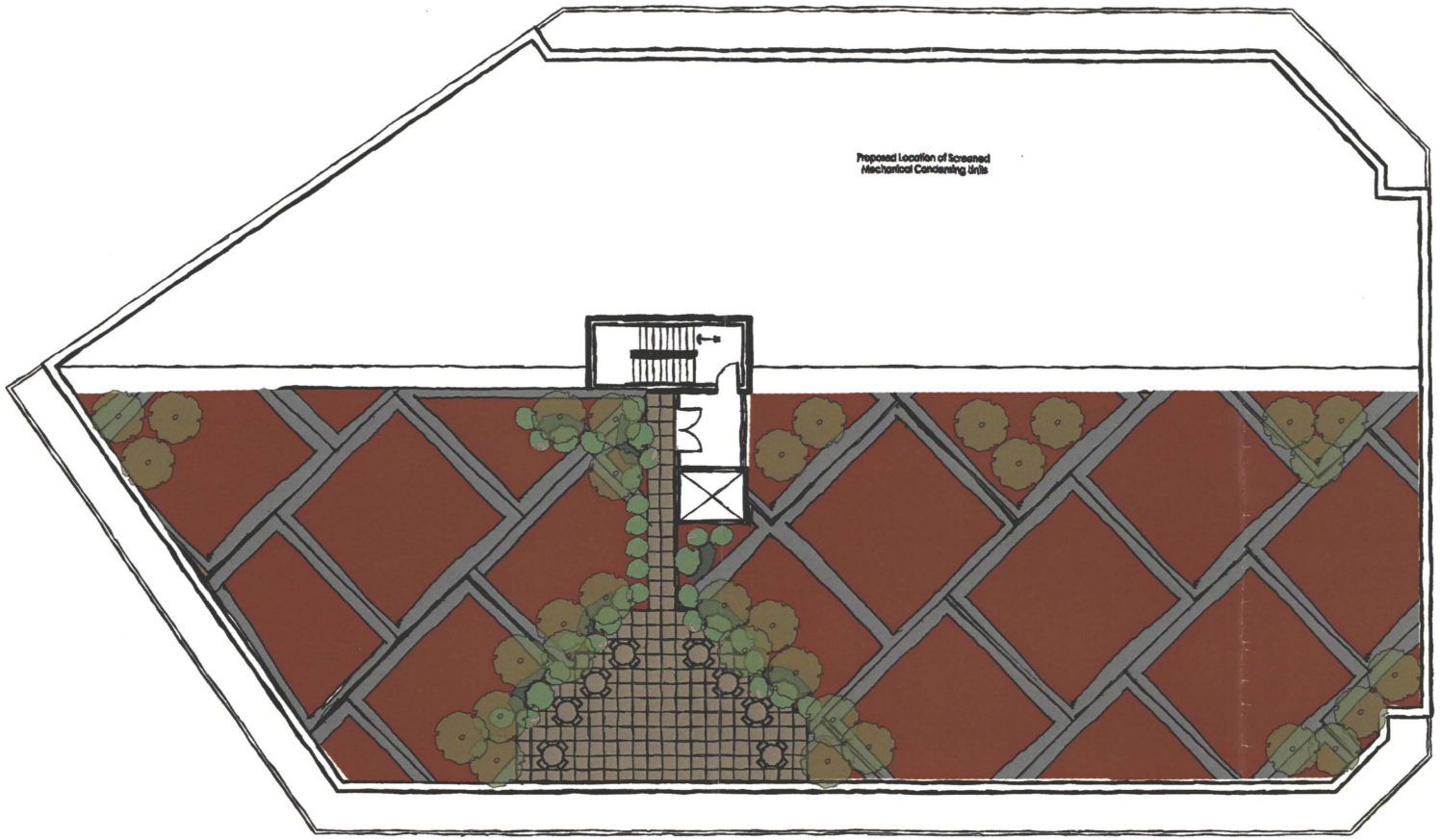
We have presented two roof schemes for your review. Each scheme has the intention of limiting the occupancy of the roof too less than the 50-person threshold. This limitation eliminates the assembly occupancy requirements and the associated building code upgrades that ripple through the entire building, re: attached code analysis. We therefore request the roof deck to be sized at 735 square feet, which is based on 49 people at 15 square feet per person as per code.

Based on a 735 square footage recreational space, the design team has selected to locate the required square footage as close to the street as possible. We believe this will help animate the street and enliven the community.

We have indicated preliminary landscaping plans to show a higher density around the roof deck walkways and gathering spaces. We have also dispersed landscaping throughout the area of the original required zoning square footage to help soften the experience of visitors to the roof deck.

Based on conversations with our in-house code specialist, we believe that the 735 square feet could be interpreted in several ways by the Building Official: 1) every square foot counts towards the total amount 2) only square footage associated with the gathering space counts and the walkways and access to arrive at the gathering spaces may not count. In addition, depending on the configuration, we may be able to eliminate one of the roof stairs as long as our travel distance does not exceed 75'.

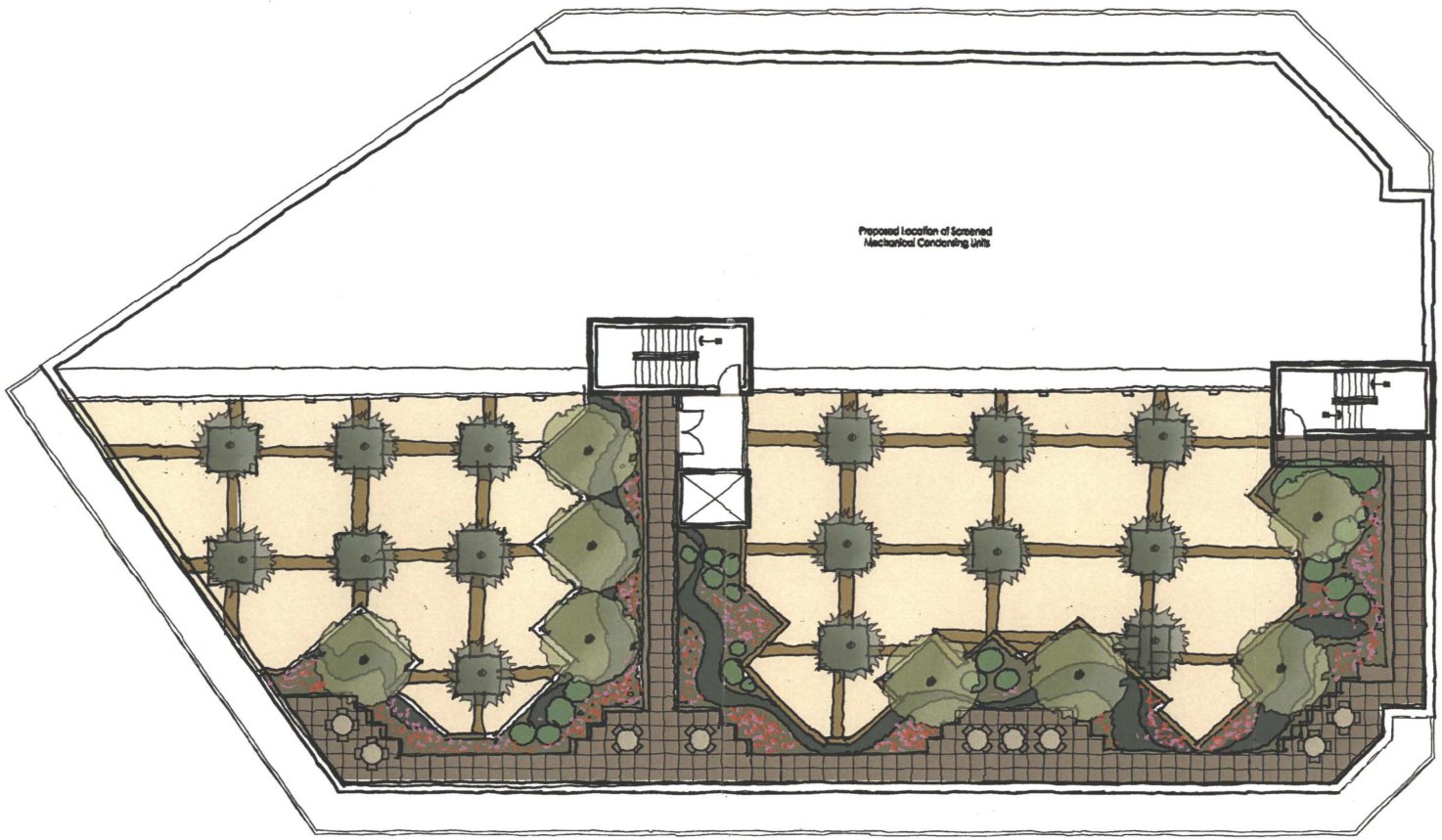
Since option 2 entails a level of interpretation, it is ultimately up to the Building Official to rule on this issue. If the two schemes meet with your approval, we will work with the Building Official to maximize the total impact of the size of the roof recreational space within his interpretation.



Plan North

ROOF PLAN WITH ROOF TOP RECREATIONAL AREA OPTION 1

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



Plan North

ROOF PLAN WITH ROOF TOP RECREATIONAL AREA OPTION 2

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

Code Analysis for Roof Deck Residential vs Assembly Occupancy Classification

GENERAL INFORMATION	
Project Name:	D.C. Condominiums ≥
Street Address:	1701 Kalorama Road NW Washington D.C. 20001
Scope	This code analysis will describe the different requirements for the use of the roof deck for residential and assembly occupancy classifications.
This code analysis will be based on the following applicable codes	
Applicable Codes: ▪ *IBC* ▪ *Local Amendments* ▪ *Accessibility*	2000 *IBC* with 2003 D.C. Supplement 2003 DC EX Supplement (Existing Buildings) Accessibility – *ADAAG, ANSI*

TABLE 503 **Allowable Height and Building Area**	**Residential Occupancy Classification with Roof Occupancy Loading of 49 Persons or Less** **(Roof deck area, not including access to, will not exceed 735 square feet, based on occupancy load factor of 15 persons per sq. ft. equals 49 persons.** **735/15 = 49 sq. ft.)**		**Residential / Assembly Occupancy Classification with Roof Occupancy Loading of 50 or More Persons - 9,400 square feet as required by IIDCMR**	
Occupancy Use Group	**3B Type of Construction**		**1B Type of Construction**	
	Allowable Height	**Allowable Building Area**	**Allowable Height**	**Allowable Building Area**
Assembly - A-3	N/A	N/A	11 Stories	Unlimited
Residential - R-2	5 Stories with Sprinkler Increase	16,000	11 Stories	Unlimited
Storage – S-2	5 Stories with Sprinkler Increase	26,000	11 Stories	79,000

TABLE 601 **Fire-Resistance Rating Requirements for Building Elements (hours)**	**Residential Occupancy Classification with Roof Occupancy Loading of 49 Persons or Less** **(Roof deck area, not including access to, will not exceed 735 square feet, based on occupancy load factor of 15 persons per sq. ft. equals 49 persons.** **735/15 = 49 sq. ft.**	**Residential / Assembly Occupancy Classification with Roof Occupancy Loading of 50 or More Persons**
	3B Type of Construction	**1B Type of Construction**
Building Element	**Element Rating** (Hrs)	**Element Rating** (Hrs)
Structural frame Including columns, girders, trusses	0 hours	2 hours (This requires new 4th floor addition to have gypsum or spray on fire protection, existing columns, girders, trusses meet requirement)
Bearing walls Exterior	2 hours	2 hours
Bearing walls Interior	0 hours	2 hours
Nonbearing walls and partitions Exterior	*See Table 602*	*See Table 602*
Floor construction Including supporting beams and joists	0 hours	2 hours (Requires 1 ½" concrete topping slab on each existing floor)
Roof construction Including supporting beams and joists	0 hours	1 hour (Requires additional topping slab or spray on fire protection)

Prepared by Terry Hughes, Certified Building Official of the International Code Council