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GREENBELT, MARYLAND
WALDORF, MARYLAND

March 13, 2000

Hand Delivery

Sheila Cross-Reid
Chairperson
District of Columbia Board of Zoning Adjustment
441 4th Street, N.W.
Suite 210
Washington, D.C. 20001

'00 MAR 13 P4:31

Re: BZA Application No. 16531,
Father Flanagan's Boys Town of Washington
4801 Sargent Road, N.E.

Dear Chairperson Reid:

This letter and its attachments represent Father Flanagan's Boys Town of Washington's ("Boys Town") post-hearing submission as requested by the District of Columbia Board of Zoning Adjustment (the "Board" or "BZA") at the public hearing on this application on February 23, 2000.

Summary

Boys Town truly believes that approval of this application is a "win-win" situation. The Board can assure those who appeared in opposition that the site improvements relating to noise abatement and stormwater problems, which are not related to the subject application, can be made a requirement of a BZA Order approving the application. Thus, the opposition will become the beneficiary of these improvements, and Boys Town can build the necessary additional facilities to serve the neglected and abused children of the District of Columbia.

BZA
Case No. 16531
Exhibit No. 48

Board of Zoning Adjustment
District of Columbia
CASE NO.16531
EXHIBIT NO.48

Community Liaison – Non-Compliance

On behalf of Boys Town, as a national, non-profit corporation, we have been asked by Father Val Peter, the corporate Executive Director of Father Flanagan's Boys' Home in Omaha, Nebraska, to expressly and humbly apologize for the Boys Town's corporate error for failing to abide by the Board's 1993 condition to create a Neighborhood Liaison Committee. Father Peter has, as a result of this error, put in place, as shown on Exhibit A, a policy specifically designed to prevent any such malfeasance from occurring in the future.

With regard to the Community Liaison Committee, the information requested by the Board is contained in Exhibit B. As you can see, Boys Town sent letters to the community organizations on January 31, 2000 and scheduled the first meeting on February 17, 2000. As testified at the public hearing, only one person attended that meeting; therefore, a subsequent meeting will be arranged for March 23, 2000. Also in this regard, attached is a chronology of meetings that were held by Boys Town, with the number of persons in attendance, since the institution of the project's ideas and beginning.

Water

Any stormwater runoff problems originating from the Boys Town site which affect the homes on Delafield Place will be resolved if the plans designed by A. Morton Thomas and Associates are implemented. (See stormwater mitigation plans attached as Exhibit F.) Please note the minutes of a meeting held by Boys Town representatives and Mr. Tim Karikari of the District of Columbia Department of Health - Soil Erosion and Sediment Control Division (Exhibit C). In the first instance, Mr. Karikari noted (Paragraph 1) that the "fill" on the Boys Town site was carefully controlled and compacted. Secondly, he generally approves the plans which are being processed for permit for the corrective action with regard to stormwater runoff.

Please note that preliminary studies completed thus far by A. Morton Thomas and Assoicates, Inc. and Schnabel and Associates demonstrate the probability that there is little or no ground water emanating from the Boys Town property on its north property line into, or under, the public alley. This means that no underground water caused by events on Boys Town property is creating problems in the yards or basements of the homes on Delafield Place. Conversely, the rear yards of these houses slope down from the public alley by three-to-four (3-4) feet. (Exhibit D shows the sections of these rear yards.) Consequently, some water which falls on these backyards during a rainstorm runs downhill to the rear of the houses.

Finally, our investigation shows that if there has been a change in the underground water system in this area, it is not due to the placement of construction fill on the Boys Town property. Our investigation has discovered that the construction of the Green Line Metrorail tunnel under Gallatin Street, N.E., and its greenway is approximately two blocks north of the subject site. (See Exhibit E.) It is very likely that this huge construction project had more of an effect on the ground water in the area than the placement of fill on the surface of the former St. Gertrude's School. Further, the timing of the construction and excavation of this Metrorail tunnel corresponds closely with the testimonies of the neighbors in terms of when the water problems began to occur.

Thus, Boys Town's technical team, confirmed by Mr. Karikari, believes that the construction of the proposed stormwater improvements will alleviate the existing conditions of any water emanating from the Boys Town property to the neighbors.

Noise Abatement

Boys Town will construct sound baffling walls to mitigate noise caused by a cooling tower and an emergency generator. (See plans attached as Exhibit G.) A building permit for this construction was applied for and granted on March 2, 2000. (Exhibit H.)

Houses on 13th Place, N.W.

Building records at the District of Columbia Department Consumer and Regulatory Affairs and field observation indicates that the houses built on the cul-de-sac known as 13th Place, N.E. do have basements.

Conclusion

It is our strong belief that with the construction of the surface runoff improvements proposed by A. Morton Thomas and Associates, Inc. (Exhibit G) (permit application filed on December 6, 1999), the noise abatement plans (Exhibit H) (Building Permit No. B425062, issued on March 2, 2000), and the implementation of the Community Liaison Committee, Boys Town has done everything in its power to mitigate any adverse impact proceeding from the subject site from existing conditions. Further, as testified at the public hearing and confirmed by Boardmember Robert Sockwell, the actual new construction proposed in the application will not create additional water problems due to the design of the systems, the implementation of the District's stormwater regulations and the de minimus excavation needed for those properties.

Thus, Boys Town requests that the Board approve this application conditioned on (i) the construction of the noise abatement measures contained in Exhibit H; (ii) the construction of the stormwater mitigation plan contained in Exhibit G; and (iii) the implementation of the Community Liaison Committee guidelines contained in Exhibit B, as soon as is practicable so that it can attend to serving the children in the District who need its help.

Sincerely,

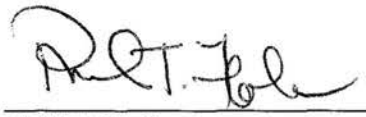
Phil T. Feola

Martin P. Sullivan

Enclosures
cc: Father Val Peter
Connie Washington

CERTIFICATE OF SERVICE

I, the undersigned, hereby certify that a copy of the foregoing document was mailed, first-class and postage prepaid, to the following: Ray Dickey, Sr., ANC 5A, 1256 Emerson Street, NE, Washington, D.C., 20017.



Phil T. Feola



Policy on Compliance With All Site-Specific Zoning Conditions

It is the policy of Boys Town that individual Site Directors will be responsible for undertaking due diligence to fulfill any conditions placed on their Site by proper zoning authorities.

The Site Director will, in addition, be responsible for passing on these obligations of the local zoning authorities to successors in office.

It is incumbent upon the Site Director that these conditions placed by zoning authorities be meticulously fulfilled.

Failure to do so will be considered a serious breach of fiduciary responsibility.

_____ _____

Signature Date Approved



BOYS TOWN USA®

Caring for America's Girls and Boys

Memorandum

To: Board of Zoning And Adjustment

From: Constance J. Washington

Date: March 13, 2000

Re: Submission of Additional Information

Community Liaison Committee

The enclosed documents are copies of correspondence sent to the key community groups and leaders in the North Michigan Park establishing the Community Liaison Committee. Five groups responding represent the following:

Mr. Raymond Dickey	Advisory Neighborhood Commissioner (5A-04)
Ms. Carmen Scott	Concern Citizens of North Michigan Park
Mrs. Grace Lewis	North Michigan Park Civic Association
Mr. James Ardrey	Queens Chapel Civic Association
Mrs. Lavonia Linder	13th Place N.E.

The Community Liaison Committee will meet minimally on a quarterly basis and submit a written report to the 5A ANC Commission on a quarterly basis. The first meeting was held February 17, 2000. Because of low attendance at the first meeting, another meeting is scheduled for March 23, 2000.

Police Contact Policy

Enclosed is a copy of the Custody Order Procedure as required by the Child and Family Services Agency of the Department of Human Services. Boys Town meet with the Assistant Commander of the 5th Precinct, Captain Burton on Thursday, March 9, 2000 to discuss our utilization of police resources and to clarify the police of crisis responses. The meeting was very productive. Captain Burton stated that , in comparison to similar agencies in ward 5, our utilization of services was low.

List of Community Contacts

Enclosed is a copy of the meeting and contacts held with the community.

Father Flanagan's Boys Town of Washington (202) 832-7343
4801 SARGENT ROAD NORTHEAST WASHINGTON, DC 20017

Boys Town's Neighborhood Contacts

The following are a listing of neighborhood contacts:

Late August/Early Fall 1998	Met with Grace Lewis, ANC person at that time, to introduce myself - (Participants:2)
Sept. 9, 1998	Invited Grace Lewis and a delegation from the neighborhood to the site for a tour and explanation of our programming- (Participants:).
Oct. 23, 1998	Staff attend meeting at Randall Memorial Baptist Church with neighbors where Boys Town expansion was discussed - (Participants: 40).
November 10, 1998	Meet with Mr. Leaford Williams (neighbor, diplomat, author) who was interested in our programming. He is also doing some research related to Black fathers and sons. -(Participants: 2)
April 1, 1999	Held a meeting with the new General Receiver, Ernestine Jones and her deputy Sondra Jackson to introduce our programming - (Participants: 7).
April 8, 1999	Met with Councilperson Sandy Allen and other SE neighborhood leader to discuss our desire to establish programming in their area - (Participants: 21)
April 22, 1999	Met with Mr. Raymond Dickey, current ANC for 5A-04, to introduce myself and provide update on expansion plans- (Participants: 2).
May 1, 1999	Conducted Open House for Neighbors- (Participants: 50).
May 10, 1999	Conducted tour for constituents from Councilperson Sandy Allen's office - (Participants: 18).
May 20, 1999	Attended community meeting at Jabbok Christian Center to discuss expansion plans - (Participants: 30).
May 26, 1999	Attended the North Michigan Park Civic Association - (Participants: 24).
June 2, 1999	Meet with Councilman Vincent Orange to discuss our programming and expansion plans - (Participants: 3).

June 2, 1999	Held meeting at Boys Town with community and civil engineer to discuss concerns about environmental impact of expansion - (Participants: 14).
June 24, 1999	Met with Community to discuss preliminary plans developed by civil engineer to address community concerns - (Participants: 17).
August 17, 1999	Held meeting with community to provide update on tentative plans - (Participants: 40).
January 5, 2000	Meeting with Department of Public Works & neighbors to look at storm water management plans - (Participants: 11).
January 6, 2000	Meeting with Department of Health & neighbors to look at site plans. - (Participants: 10).
January 10,2000	Queens Chapel Civic Association - (Participants: 35).
January 12, 2000	North Michigan Park Civic Association - (Participants: 30).
February 3, 2000	5th District ANC - Participants: 15).
February 16, 2000	5th District ANC (2nd Meeting) - (Participants: 30).
February 17, 2000	Community Liaison Committee - (Participants: 2)

**Approximation of participants

BOYS TOWN USA®

Caring for America's Girls and Boys

January 31, 2000

Mr. Raymond Dickey
Advisory Neighborhood Commissioner
Single Member District 5A-04
1256 Emerson Street NE
Washington, D.C. 20017

Dear Mr. Dickey:

We are committed to being a good neighbor and in doing so , we want to invite you to take an expanded role by participating in a Community Liasion Committee.

Boys Town of Washington takes our commitment to working with and being a good neighbor seriously. As a part of that commitment, Boys Town of Washington is in the process of establishing a Community Liaison Committee.

The Community Liaison Committee will serve to provide a vehicle for continuous communication between Boys Town and the community. It is important that the committee represent a cross-section of everyone in the neighborhood. Therefore, we are inviting you to select a representative for this committee.

Please return the enclosed response form with the name, address and telephone number of your representative. A self addressed envelope has been enclosed for your convenience. Responses can also be called into Sherry, at (202) 832-7343.

The committee meetings will be held quarterly. The first meeting is being tentatively scheduled for February 17th at 6:30 p.m. , 4801 Sargent Road, NE in the Administrative Building.

We look forward to this partnership.

Sincerely,

Connie Washington

Connie Washington
Site Director

Father Flanagan's Boys Town of Washington (202) 832-7343
4801 SARGENT ROAD NORTHEAST WASHINGTON, DC 20017

BOYS TOWN USA®

Caring for America's Girls and Boys

January 31, 2000

Concerned Citizens of North Michigan Park
1276 Delafield Place NE
Washington, D.C. 20017

Dear Concerned Citizens:

We are committed to being a good neighbor and in doing so , we want to invite you to take an expanded role by participating in a Community Liasion Committee.

Boys Town of Washington takes our commitment to working with and being a good neighbor seriously. As a part of that commitment, Boys Town of Washington is in the process of establishing a Community Liaison Committee.

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Sincerely,

Connie Washington

Connie Washington
Site Director

BOYS TOWN USA®

Caring for America's Girls and Boys

January 31, 2000

North Michigan Park Civic Association
P. O. Box 29181
Washington, D.C. 20017

Dear Mrs. Lewis:

We are committed to being a good neighbor and in doing so , we want to invite you to take an expanded role by participating in a Community Liasion Committee.

Boys Town of Washington takes our commitment to working with and being a good neighbor seriously. As a part of that commitment, Boys Town of Washington is in the process of establishing a Community Liaison Committee.

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Sincerely,

Connie Washington

Connie Washington
Site Director

BOYS TOWN USA®

Caring for America's Girls and Boys

January 31, 2000

Ms. Aleta Lewis
North Michigan Park Recreation Center
13th & Emerson Streets, NE
Washington, D.C. 20017

Dear Ms. Lewis:

We are committed to being a good neighbor and in doing so , we want to invite you to take an expanded role by participating in a Community Liasion Committee.

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Sincerely,

Connie Washington

Connie Washington
Site Director

BOYS TOWN USA®

Caring for America's Girls and Boys

January 31, 2000

Queens Chapel Civic Association
4828 Queens Chapel Terrace NE
Washington, D.C. 20017

Dear Mr. Audrey:

We are committed to being a good neighbor and in doing so , we want to invite you to take an expanded role by participating in a Community Liasion Committee.

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Sincerely,

Connie Washington

Connie Washington
Site Director

BOYS TOWN USA®

Caring for America's Girls and Boys

January 31, 2000

Mrs. LaVonia Linder
4701 13th Place NE
Washington, D.C. 20017

Dear Mrs. Linder:

We are committed to being a good neighbor and in doing so , we want to invite you to take an expanded role by participating in a Community Liasion Committee.

Boys Town of Washington takes our commitment to working with and being a good neighbor seriously. As a part of that commitment, Boys Town of Washington is in the process of establishing a Community Liaison Committee.

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Sincerely,

Connie Washington

Connie Washington
Site Director



BOYS TOWN USA®

Caring for America's Girls and Boys

Boys Town of Washington
Community Liasion Committee Meeting

February 17, 2000
6:00 p.m.

Agenda

Introduction

Purpose of Committee

Round Table Discussion

Notes:

Child & Family Services Agency
Permanency & Placement Administration
609 H Street, N.E.
Washington, D.C. 20002
(202)724-2023 - Fax (202)546-9181

MEMORANDUM

TO: CFSA Program Managers, Supervisors & Social Workers

FROM: Steven L. Taylor, Coordinator
CFSA Abscondence Unit

SUBJECT: Update of Custody Order Request Procedures.

DATE: June 08, 1998

This memo serves to update social workers of how to properly submit a Custody Order Request Form (hereafter C.O.R.), as it pertains to the filing of the Missing Person's Report. The missing person's report is to be called in to the Metropolitan Police Department by the group home or caretaker immediately upon child's abscondence. The group home or caretaker should then report the abscondence to the assigned CFSA social worker, or if after hours to night intake. The report should include the missing person's report number (or CCN #), which is to be included in the C.O.R. The social worker is to inquire about the report number if not volunteered by the group home/caretaker. If a report has not been filed by the group home/caretaker then the social worker should instruct the group home/caretaker of their responsibility to make the report and provide the information to the social worker; document this in the additional information section of the C.O.R.; mark the missing person's report section as forthcoming on the C.O.R.; and submit the form within 24 hours of notification of abscondence.

Do not wait for the Missing Person's Report number to submit your C.O.R. Social workers are only to initiate Missing Person's Report when a child absconds directly from a social worker or while visiting this agency. If there are any questions please call me on 724-2023.

cc: Jesse Winston



A. MORTON THOMAS and Associates, Inc.

Minutes of Meeting

TO: Connie Washington
Tim Karikari
Charles Edwards
Amy Weinstein
Phil Feola
John Kava

Project Name:
Boystown of Washington

Project No.:
AMT File No. 92038.05.01

Date of Meeting:
March 9, 2000

Meeting Location:
Boystown at 4801 Sergent Road

1. Tim Karikari and Charles Edwards reviewed all the site issues. The tour began on the south side near the cul-de-sac. The existing homes do have basements which contridicts the original assumptions made at the BZA hearing. Tim Karikari discussed some history about the area and informed AMT that all problems the residents of the cul-de-sac had during the fill project had been corrected. Mr. Karikari also remembered there being strict rules for the contractor placing the fill. The fill material was placed in 8" lifts and compacted.

2. The group then walked around to the Delafield area. Per Mr. Karikari's request, the front grass swale will need to be corrected during the construction of the (4) four youth homes.

3. Walking thru the existing church property; the church's existing downspouts outfall on existing pavement. This water does contribute to any flooding occurring on Delafield Place.

4. We then investigated the water problem at the East end of public alley. There was water coming from the Boystown property to the public alley. However, 100% of the water was contained in the existing public alley. Mr. Karikari and myself spoke about possible solutions for this area. The cause of this water may in fact be from the abandonment of an existing pipe which formerly drained to the existing inlet in the alley. The solution is to add approximately 50' of drainage tile that will tie into proposed inlet from the plans AMT currently has on file with the District.

5. AMT reviewed the drawings with Mr. Karikari and we will be receiving our comments very soon. There are no major problems and will be resubmitted within 5 days of receiving comments. Mr. Karikari in correspondence with D.C. DPW, was instructed not to hold the review and AMT will coordinate with any work DPW feels fit to precede with.

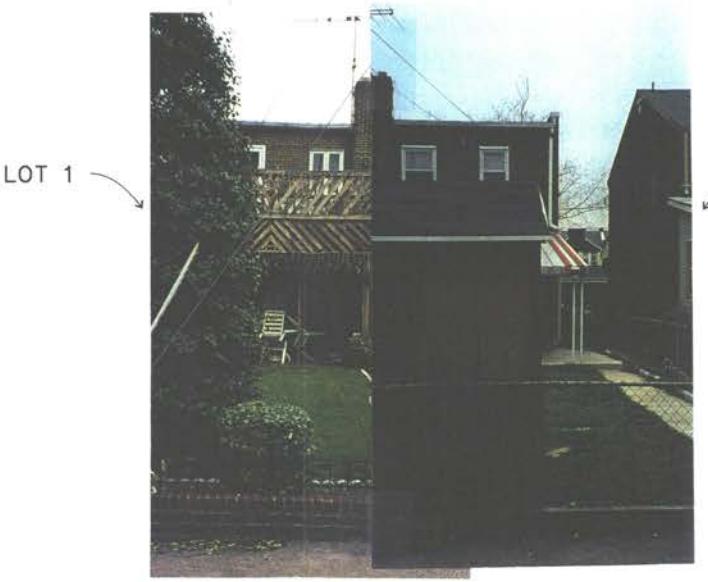
6. Observation from the site. AMT did not include the roof runoff in the original drainage coming to the back of the homes. Every home on the alley has at least 50% of there roof water draining to the back of their homes. The calculation from AMT could only increase with this new information.

The following constitutes my understanding of the items discussed and decisions reached. Unless we are notified in writing to the contrary within (10) ten days after receipt of this letter, we will assume that you concur as to the accuracy.

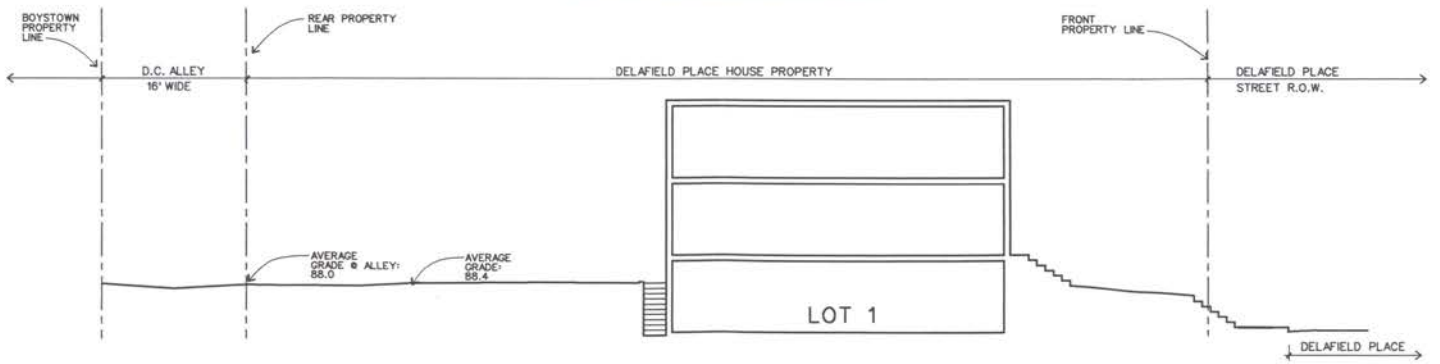
Tim F. Riordan, P.E.
Senior Project Manager

12750 TWINBROOK PARKWAY, SUITE 200, ROCKVILLE, MD 20852 (301)881-2545





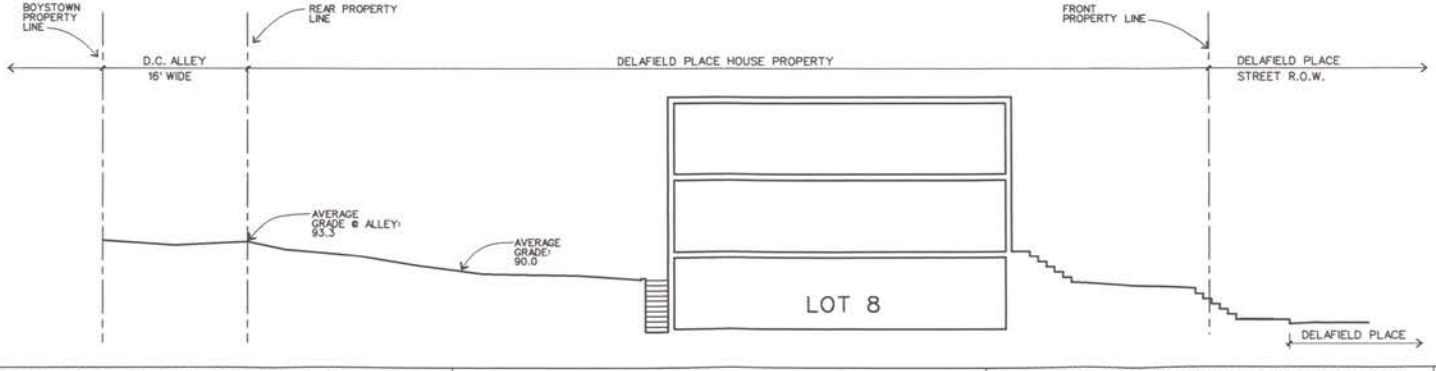
VIEW FROM REAR ALLEY



BOYS TOWN USA SARGENT ROAD CAMPUS - 4801 SARGENT ROAD, N.E., WASHINGTON,D.C.	DELAFIELD PLACE - PROPERTY SECTION	WEINSTEIN ASSOCIATES ARCHITECTS 1743 CONNECTICUT AVE, NW WASHINGTON, D.C. 20009 202-232-2400 A. MORTON THOMAS AND ASSOCIATES, INC. 12750 Twinbrook Parkway, Suite 200, Rockville, MD 20852 SCALE: 1/32 = 1'-0"	Date: Revisions:



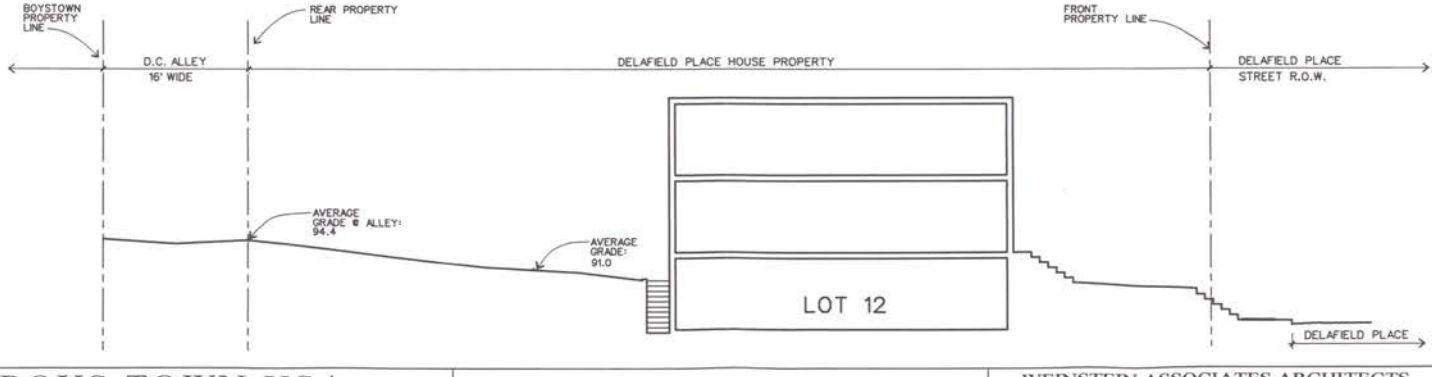
VIEW FROM REAR ALLEY



BOYS TOWN USA SARGENT ROAD CAMPUS - 4801 SARGENT ROAD, N.E., WASHINGTON, D.C.	DELAFIELD PLACE - PROPERTY SECTION	WEINSTEIN ASSOCIATES ARCHITECTS 1763 CONNECTICUT AVE, NW WASHINGTON, D.C. 20009 202-232-3400 A. MORTON THOMAS AND ASSOCIATES, INC. 11750 Twinbrook Parkway, Suite 300, Rockville, MD 20852 SCALE: 3/32" = 1'-0"	Date: Revisions:	2



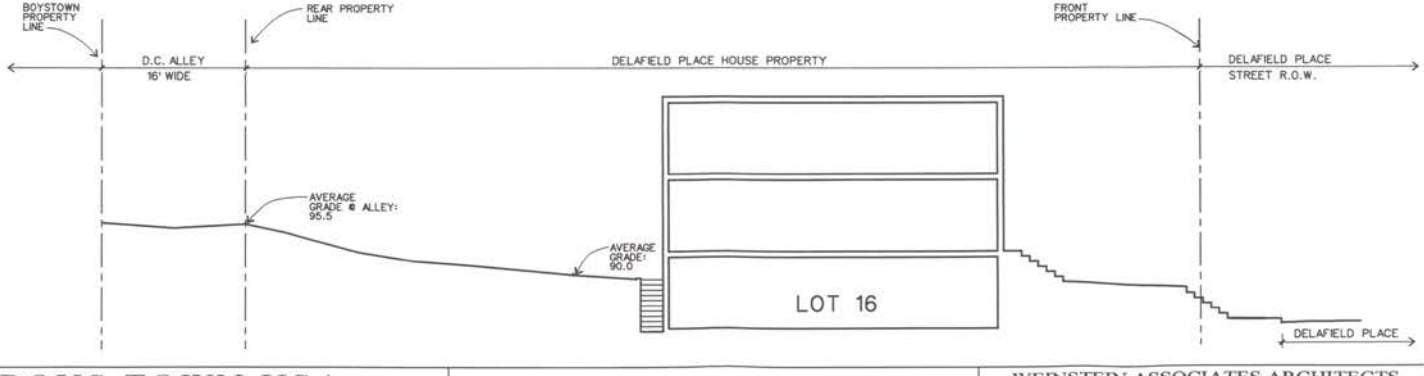
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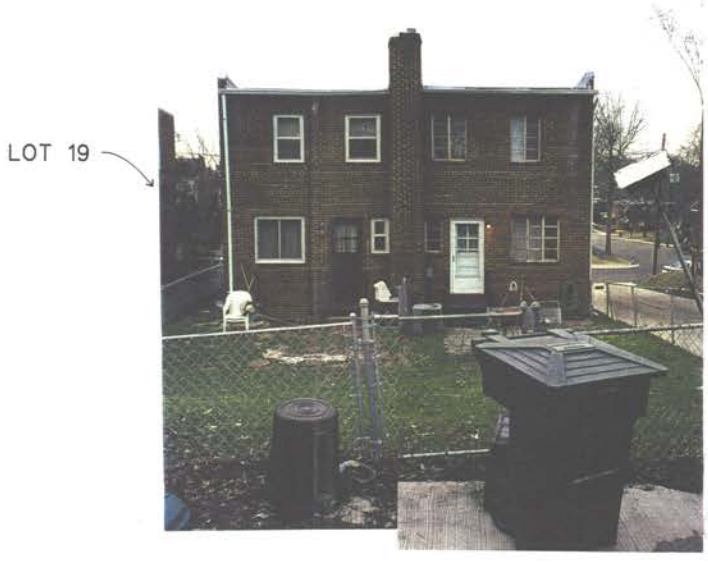
BOYS TOWN USA	DELAFIELD PLACE - PROPERTY SECTION	WEINSTEIN ASSOCIATES ARCHITECTS	Date: Revisions:	3
SARGENT ROAD CAMPUS - 4801 SARGENT ROAD, N.E., WASHINGTON,D.C.		A. MORTON THOMAS AND ASSOCIATES, INC. 12750 Twinbrook Parkway, Suite 200, Rockville, MD 20852	SCALE: 3/32" = 1'-0"	



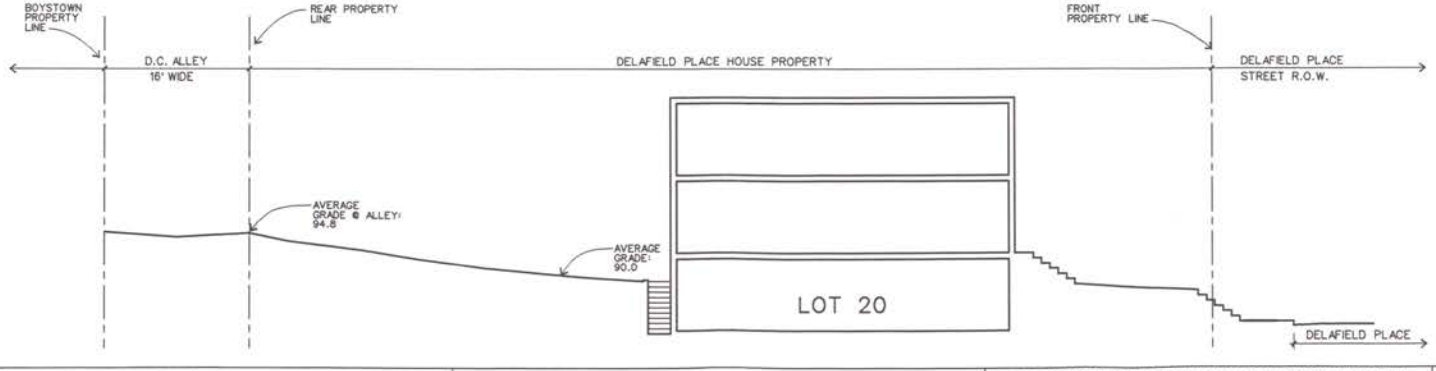
VIEW FROM REAR ALLEY



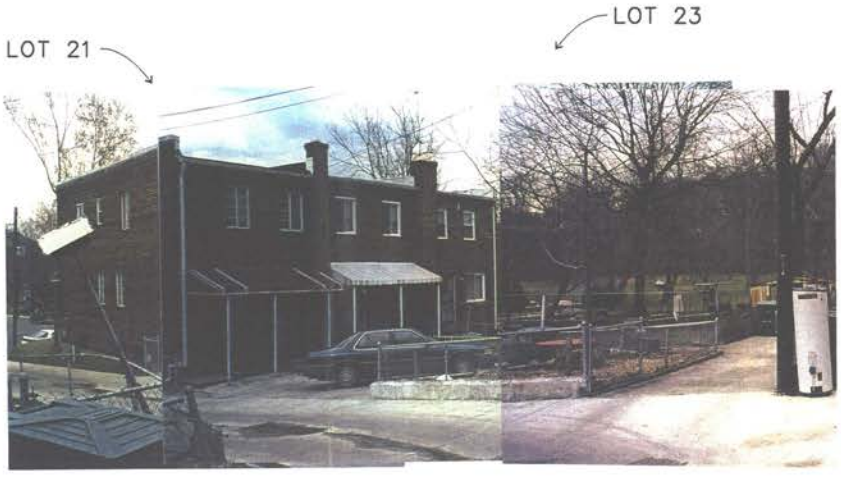
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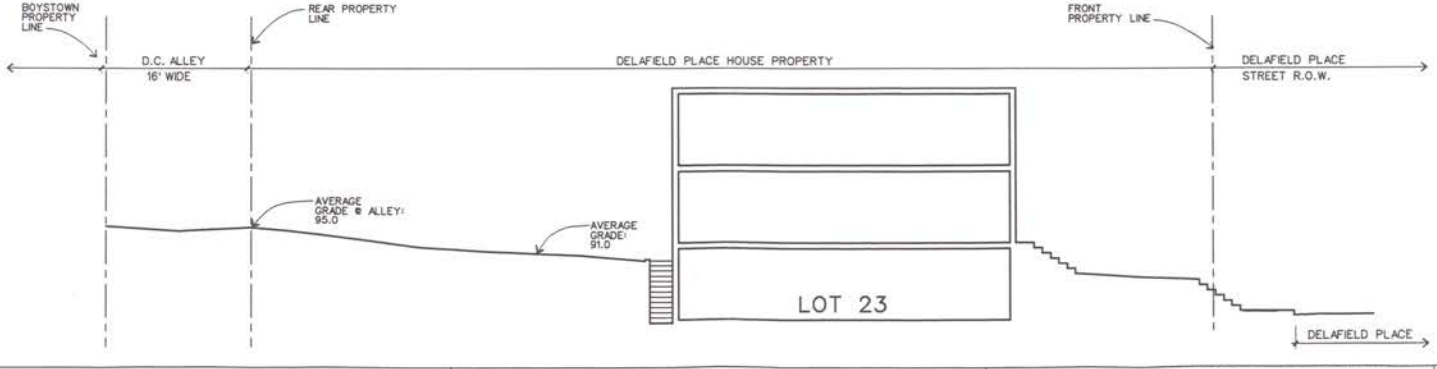
VIEW FROM REAR ALLEY



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VIEW FROM REAR ALLEY



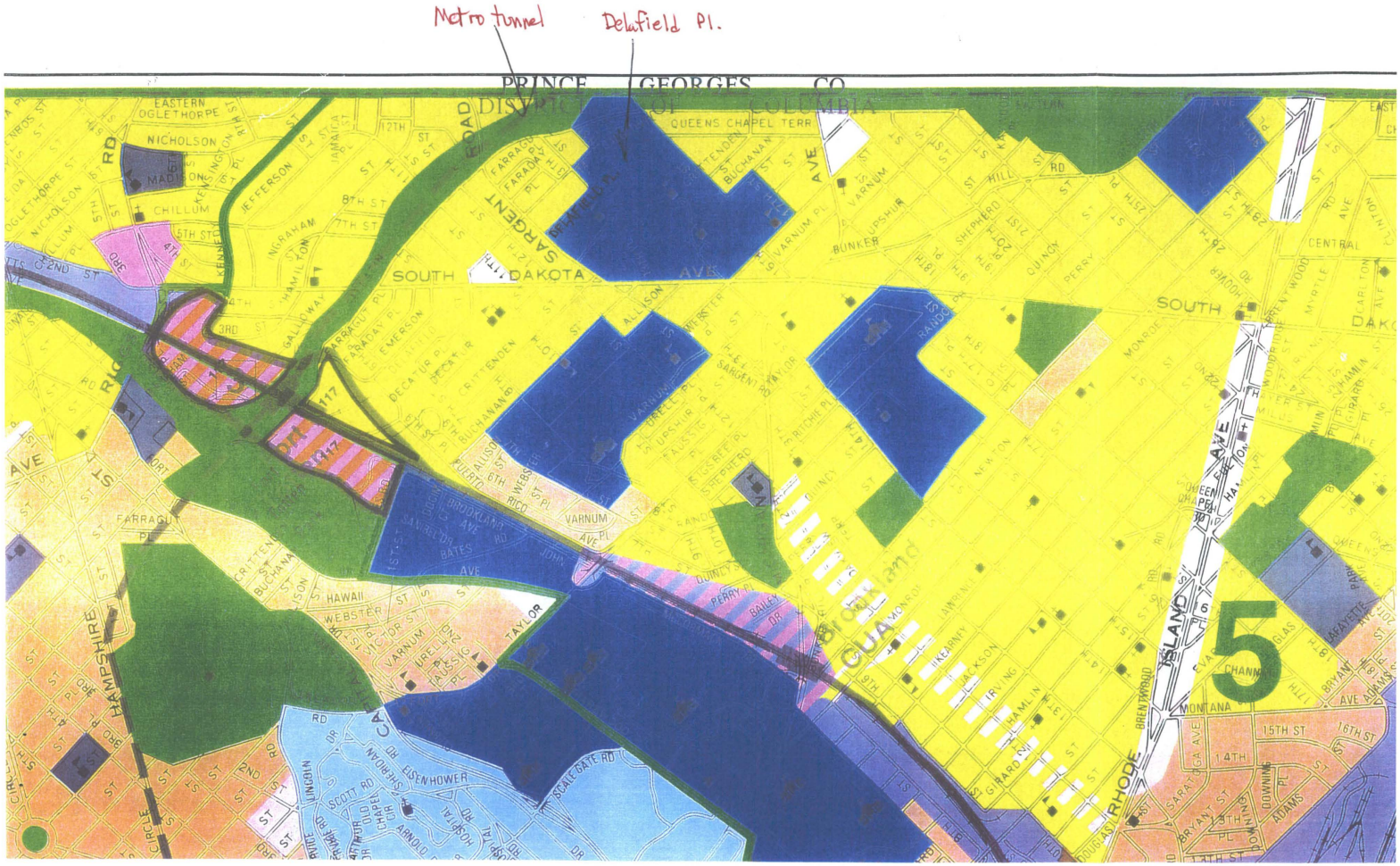
BOYS TOWN USA
SARGENT ROAD CAMPUS - 4801 SARGENT ROAD, N.E., WASHINGTON,D.C.

DELAFIELD PLACE - PROPERTY SECTION

WEINSTEIN ASSOCIATES ARCHITECTS
1742 CONNECTICUT AVE, NW WASHINGTON, D.C. 20009 202-232-2400
A. MORTON THOMAS AND ASSOCIATES, INC.
12750 Twinbrook Parkway, Suite 206, Rockville, MD 20852
SCALE: 3/32" = 1'-0"

Date:
Revisions:




Metro tunnel
Delafield Pl.
PRINCE GEORGES CO
DISTRICT OF COLUMBIA
EASTERN
OGLETHORPE
NICHOLSON
MADISON
CHILLUM
JEFFERSON
SARGENT
SOUTH DAKOTA
QUEENS CHAPEL TERR
VARNUM
BUNKER HILL RD
SHEPHERD
CENTRAL
SOUTH DAK
FARRAGUT PL
FARRAGUT ST
DECATUR
EMERSON
CRITTENDEN
ALLISON
WEBSTER
RADDE
BUCHANAN
BROOKLAND
BATES
HAWAII
TAYLOR
PERRY
BAILEY
IKEARNEY
JACKSON
IRVING
HAMLIN
MONTANA
15TH ST
16TH ST
14TH
BRYANT
ADAMS
HAMPSHIRE
RHODE ISLAND
BRENTWOOD
EISENHOWER
SCALE GATE RD
SCOTT RD
LINCOLN
SHERMAN
ARNOLD
CUA
Brookland
5

F



SYMBOLS
- ⌀ POLE
- ○ LIGHT POLE
- ⊡ SIGN
- ◉ MANHOLE
- ■ MAILBOX
- ⊕ FIRE HYDRANT
- ● LOCATED OBJECT

AMT
A. Morton Thomas and Associates, Inc.
Consulting Engineers
12793 Townsend Parkway Rockville, MD 20853
(301) 881-3490 Fax (301) 881-3494
Email: amt@amtengineers.net

REG.			
SURV.			
COMP.			
DES.	VRT		
DRN.	VRT		
CHK.	TFR		
DATE	REVISION	BY	APP'D

STORM WATER MITIGATION

STORM WATER MANAGEMENT SITE/UTILITY PLAN

BOYS' TOWN OF WASHINGTON

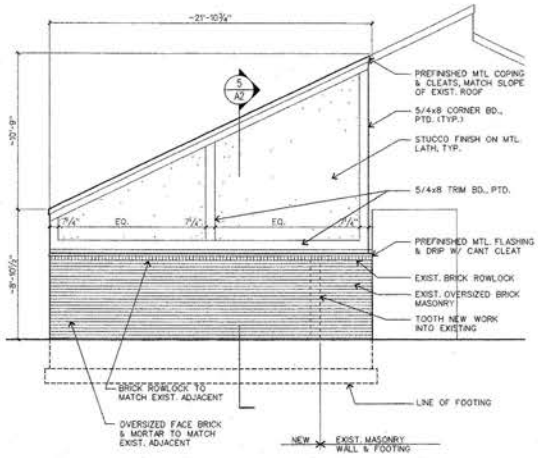
FORMER "ST. GERTRUDE'S SCHOOL" LOT 811 IN SQUARE 3977

4801 SARGENT ROAD, N.E.

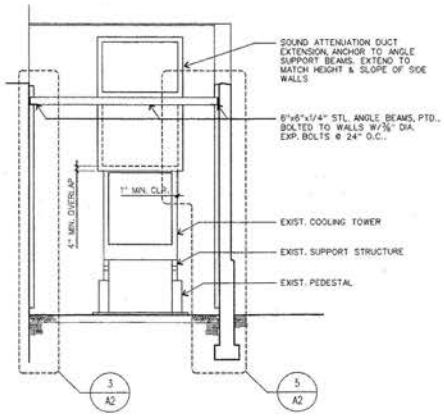
WARD 5 ANC 5-A DISTRICT OF COLUMBIA

SCALE	CONTOUR INTERVAL	A.M.T. FILE No.
1 in. = 20 ft.	2ft.	92-038 .04
DATE	TAX MAP No.	SHEET
FEBRUARY 2000	BASIT VOL. 2	C-2

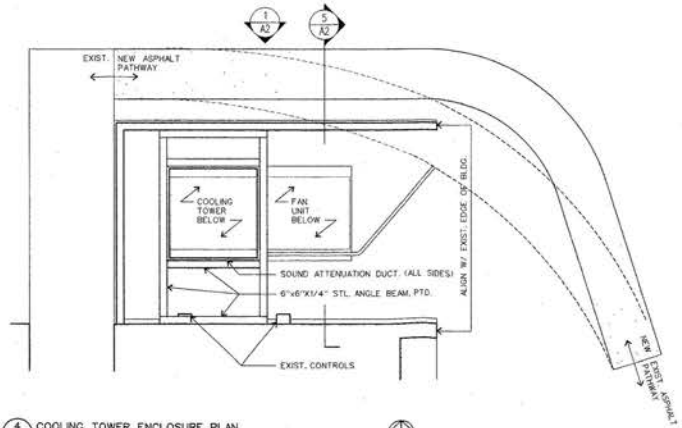




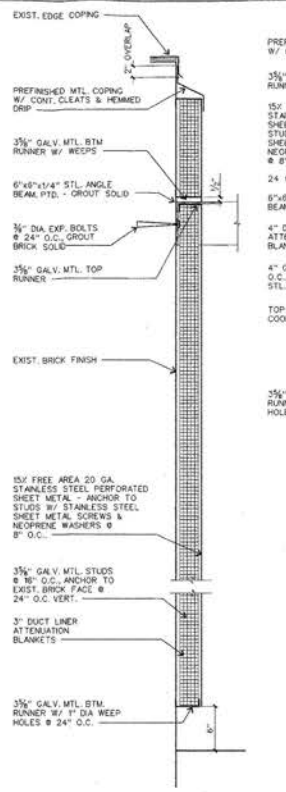
1 A2 COOLING TOWER ENCLOSURE ELEVATION
SCALE: 1/4" = 1'-0"



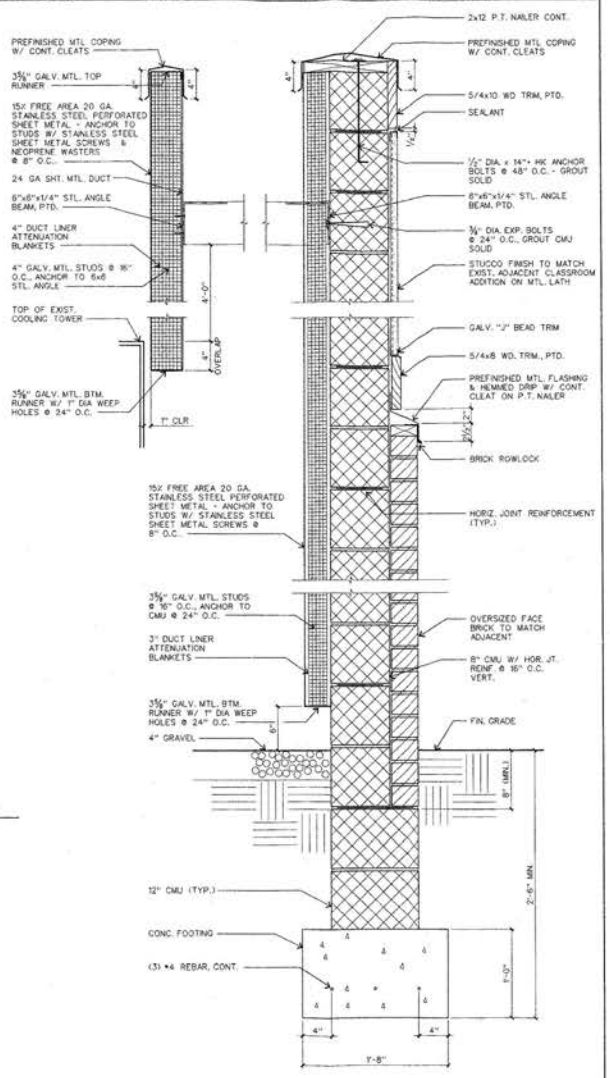
2 A2 COOLING TOWER ENCLOSURE SECTION
SCALE: 1/4" = 1'-0"



4 A2 COOLING TOWER ENCLOSURE PLAN
SCALE: 1/4" = 1'-0"



3 A2 WALL SECTION
SCALE: 1/4" = 1'-0"



5 A2 WALL SECTION
SCALE: 1/4" = 1'-0"

To the best of the Architect's knowledge and belief, this construction does/ does not comply with the 2012 IECC Code.
License No. 5417

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703-506-0005

M/E/P Engineer:
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5377 Colt Drive
Broad Run, VA 20137
540-347-0439

BOYSTOWN–Sargent Rd. Campus

4801 SARGENT RD., N.E.
WASHINGTON D.C. 20017

No:	Issue-Revision	Date:

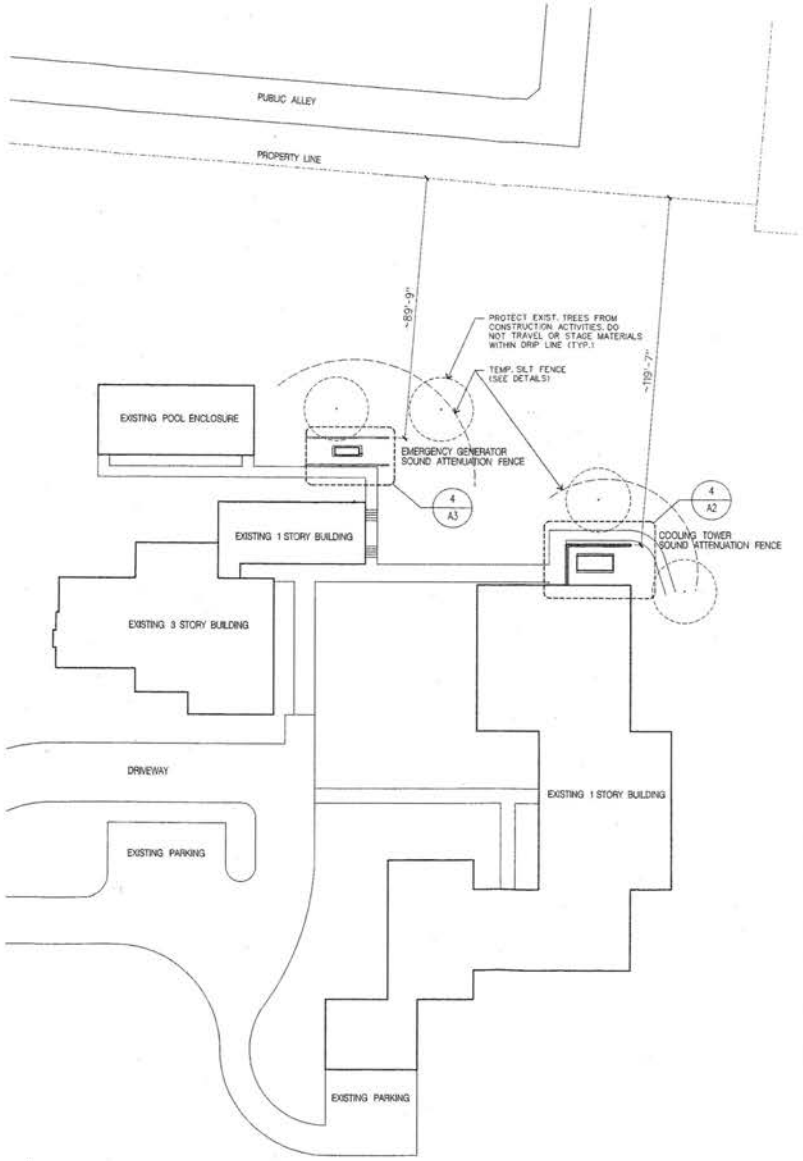
COOLING TOWER ENCLOSURE

A2

PERMIT SET
28 FEBRUARY 2000

ABBREVIATIONS

@	At
BD	Board
BTM	Bottom
BET, BTWN	Between
CLR	Clear
C.M.U.	Concrete Masonry Unit
COL	Column
CONC	Concrete
CONT	Continuous
COORD	Coordinate
DIA	Diameter
EQ	Equal
EXIST.	Existing
EXP	Expansion
EXT	Exterior
FIN	Finished
FIX, FIXT	Fixture
GALV	Galvanized
GA	Gage
G.C.	General Contractor
HORIZ	Horizontal
HK	Hook
MTL, MET	Metal
N.T.S.	Not to Scale
O.C.	On Center
O.D.	Outside Diameter
P.T.	Pressure Treated
PTD	Painted
SHT	Sheet
STL	Steel
TYP	Typical
VERT	Vertical
W/	With



1 A1 SITE PLAN
1"=20'

CODE & BUILDING INFORMATION

LOCATION: 4801 Sargent Rd. N.E.
Washington D.C. 20017
Lot 33 Square 3977

APPLICABLE CODE: 1990 BOCA National Bldg. Code w/ 1992 D.C. Supplements

DRAWING LIST

A1 SITE PLAN, GENERAL NOTES
A2 COOLING TOWER ENCLOSURE
A3 EMERGENCY GENERATOR ENCLOSURE
– DISTRICT OF COLUMBIA EROSION AND SEDIMENT CONTROL GUIDELINES

GENERAL NOTES

1. DRAWINGS SHOW END STATE CONSTRUCTION CONDITIONS. G.C.'S SCOPE OF WORK INCLUDES ALL DEMOLITION, PROTECTION OF EXISTING CONSTRUCTION AND REPLACEMENT IN KIND OF ANY EXISTING CONSTRUCTION, AS WELL AS THE NEW CONSTRUCTION REQUIRED TO PRODUCE THE END STATE CONDITION.
2. DO NOT SCALE DRAWINGS.
3. EXISTING DIMENSIONS ARE GIVEN FOR REFERENCE PURPOSES. G.C. TO VERIFY DIMENSIONS AND BECOME FAMILIAR WITH EXISTING CONDITIONS AND ZONING SETBACKS.
4. PRIOR TO AND DURING THE EXECUTION OF THE WORK, G.C. SHALL IMMEDIATELY REPORT ANY DISCREPANCIES OR OMISSIONS IN THE DRAWINGS AND SPECIFICATIONS TO THE ARCHITECT. ARCHITECT TO EXPLAIN OR CORRECT SAID DISCREPANCIES BEFORE G.C. PROCEEDS WITH THE WORK.
5. ALL WOOD MEMBERS THAT COMES IN CONTACT WITH MASONRY SHALL BE PRESSURE TREATED.
6. DIMENSIONS ARE TO FINISH FACE OF MATERIAL UNLESS OTHERWISE NOTED.
7. ALL SPECIFIED ITEMS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.
8. CONTRACTOR TO MAINTAIN A CLEAN AND SECURE CONSTRUCTION SITE.
9. ALL WORK IS NEW CONSTRUCTION U.O.N.



2 A1 VICINITY MAP
N.T.S.

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BOYSTOWN–Sargent Rd. Campus

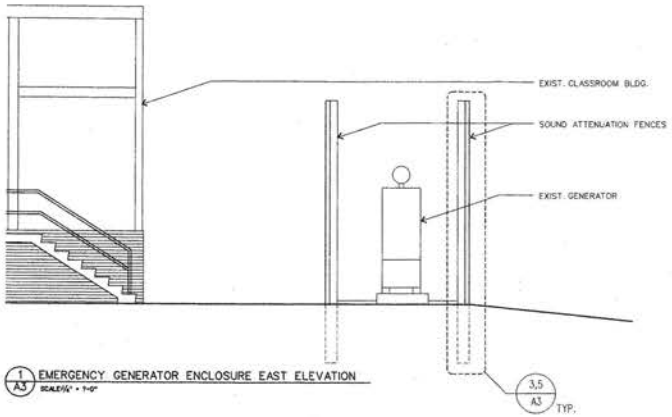
4801 SARGENT RD., N.E.
WASHINGTON D.C. 20017

No:	Issue-Revision	Date:

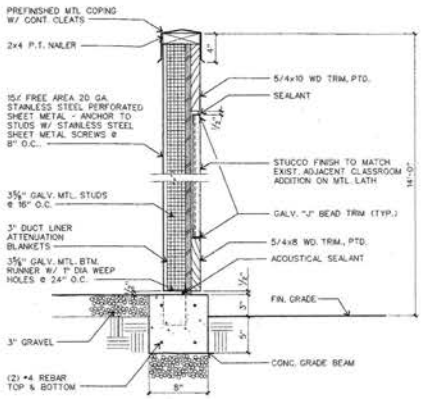
SITE PLAN, GENERAL NOTES

A1

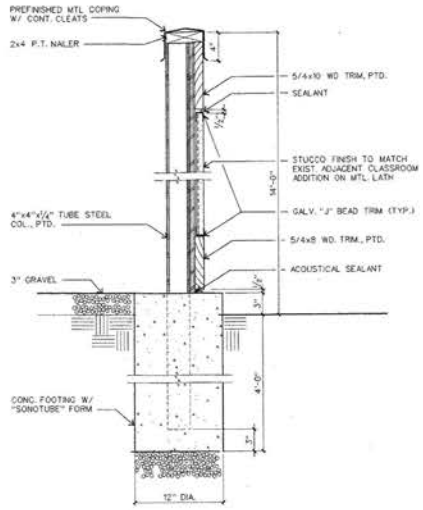
PERMIT SET
28 FEBRUARY 2000



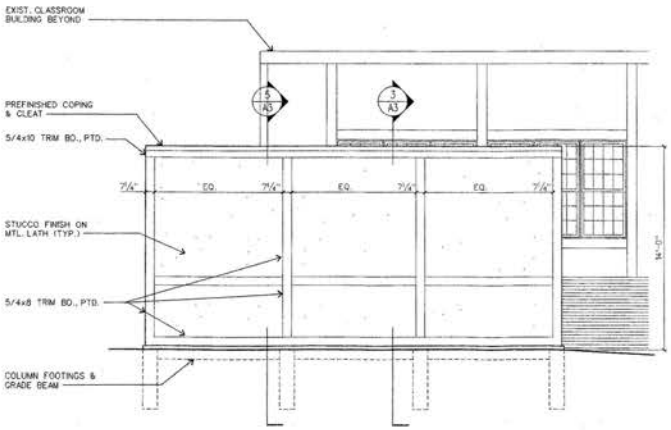
1 A3 EMERGENCY GENERATOR ENCLOSURE EAST ELEVATION
SCALE: 1/4" = 1'-0"



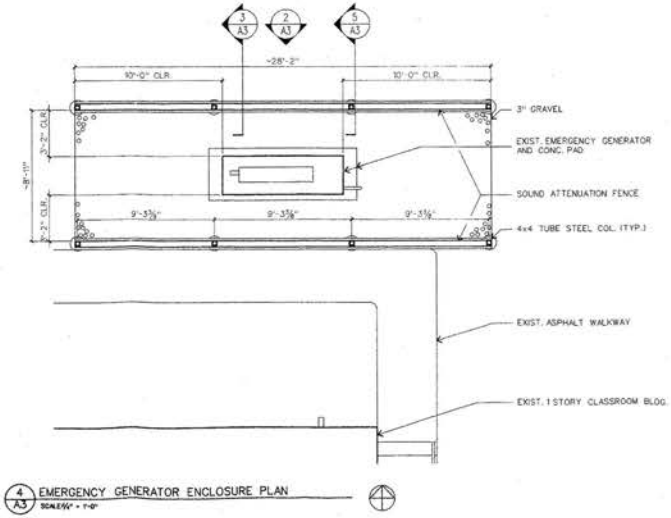
3 A3 TYPICAL WALL SECTION
SCALE: 3/4" = 1'-0"



5 A3 WALL SECTION @ COLUMNS
SCALE: 3/4" = 1'-0"



2 A3 EMERGENCY GENERATOR ENCLOSURE NORTH ELEVATION
SCALE: 1/4" = 1'-0"



4 A3 EMERGENCY GENERATOR ENCLOSURE PLAN
SCALE: 1/4" = 1'-0"

To the best of the Architect's knowledge and belief, this project has been designed in accordance with the D.C. BOCA Code.

License No. 3447

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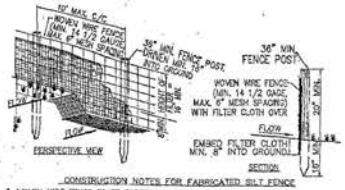
No:	Issue-Revision	Date:

EMERGENCY GENERATOR ENCLOSURE

A3

PERMIT SET
28 FEBRUARY 2000

DISTRICT OF COLUMBIA EROSION AND SEDIMENT CONTROL GUIDELINES



CONSTRUCTION NOTES FOR FABRICATED SILT FENCE

1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.
2. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVER-LAPPED BY SIX INCHES AND FOLDED.
4. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

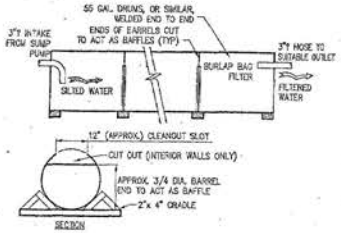
POSTS: STEEL, EITHER "T" OR "L" TYPE OR 2" HARDWOOD

FENCE: WOVEN WIRE, 14 1/2 GAGE 6" MAX. MESH OPENING

FILTER CLOTH: FILTER X, MIRAFI 100X, STABILINKA T140N OR APPROVED EQUAL

PREFABRICATED UNIT: GEOFAB, ENVIROFENCE, OR APPROVED EQUAL

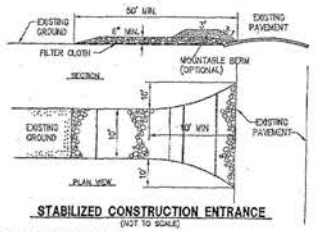
SILT FENCE
(NO SCALE)



PORTABLE SEDIMENT TANK
(NO SCALE)

CONSTRUCTION NOTES

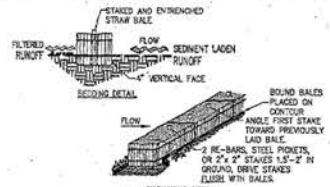
1. CLEAN OUT THE SEDIMENT TANK WHEN ONE THIRD (1/3) FILLED WITH SILT.
2. STEEL DRUMS ARE USED AS AN EXAMPLE DUE TO THEIR READY AVAILABILITY, ANY TANKS MAY BE USED, PROVIDING THAT THE VOLUME REQUIREMENTS FROM PAGE 20.01 ARE MET.
3. ALL SEDIMENT COLLECTED IN THE TANK SHALL BE DISPOSED OF IN A SEDIMENT TRAPPING DEVICE OR AS APPROVED BY THE INSPECTOR.
4. TANK STORAGE VOLUME REQUIRED = 16 CUBIC FOOT OF STORAGE FOR EACH GALLON PER MINUTE OF PUMP DISCHARGE CAPACITY. MULTIPLE TANKS MAY BE USED.



STABILIZED CONSTRUCTION ENTRANCE
(NOT TO SCALE)

CONSTRUCTION RAMP SPECIFICATION

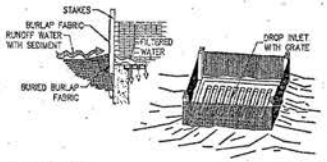
1. STONE SIZE– USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH– AS REQUIRED, BUT NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY).
3. THICKNESS– NOT LESS THEN SIX (6) INCHES.
4. WIDTH– TEN (10) FOOT MINIMUM, BUT NOT LESS THAN FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS OCCURS.
5. FILTER CLOTH– WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE. FILTER WILL NOT BE REQUIRED ON A SINGLE FAMILY RESIDENCE LOT.
6. SURFACE WATER– ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCE SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
7. MAINTENANCE– THE ENTRANCE SHALL BE MAINTAINED IN CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
8. WASHING– WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.



CONSTRUCTION SPECIFICATIONS

1. BALES SHALL BE PLACED AT THE TOE OF A SLOPE OR ON THE CONTOUR AND IN A ROW WITH ENDS TIGHTLY ABUTTING THE ADJACENT BALES.
2. EACH BALE SHALL BE EMBEDDED IN THE SOIL A MINIMUM OF (4) INCHES, AND PLACED SO THE BINDINGS ARE HORIZONTAL.
3. BALES SHALL BE SECURELY ANCHORED IN PLACE BY EITHER TWO STAKES OR RE-BARS DRIVEN THROUGH THE BALE. THE FIRST STAKE IN EACH BALE SHALL BE DRIVEN TOWARD THE PREVIOUSLY LAID BALE AT AN ANGLE TO FORCE THE BALES TOGETHER. STAKES SHALL BE DRIVEN FLUSH WITH THE BALE.
4. INSPECTION SHALL BE FREQUENT AND REPAIR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
5. BALES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFULNESS SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.

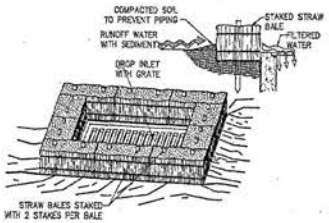
STRAW BALE DIKE
(NOT TO SCALE)



SPECIFIC APPLICATION

THIS METHOD OF INLET PROTECTION IS APPLICABLE WHERE THE INLET DRAINS A RELATIVELY FLAT AREA (SLOPES NO GREATER THAN 5 PERCENT) WHERE SHEET OR OVERLAND FLOWS (NOT EXCEEDING 0.5 CFS) ARE TYPICAL. THE METHOD SHALL NOT APPLY TO INLETS RECEIVING CONCENTRATED FLOWS, SUCH AS IN STREET OR HIGHWAY MEDIANS.

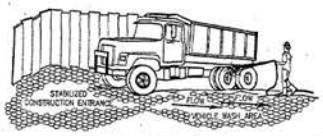
BURLAP DROP INLET SEDIMENT FILTER
(NOT TO SCALE)



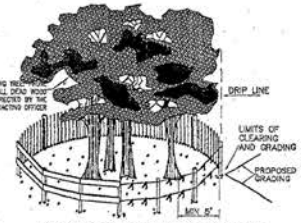
SPECIFIC APPLICATION

THIS METHOD OF INLET PROTECTION IS APPLICABLE WHERE THE INLET DRAINS A RELATIVELY FLAT AREA (SLOPES NO GREATER THAN 5 PERCENT) WHERE SHEET OR OVERLAND FLOWS (NOT EXCEEDING 0.5 CFS) ARE TYPICAL. THE METHOD SHALL NOT APPLY TO INLETS RECEIVING CONCENTRATED FLOWS, SUCH AS IN STREET OR HIGHWAY MEDIANS.

STRAW BALE DROP INLET SEDIMENT FILTER
(NOT TO SCALE)



VEHICLE WASH DETAIL
(NOT TO SCALE)



TREE PROTECTION DETAIL
(NOT TO SCALE)

48" ORANGE PLASTIC MESH FENCE SHALL BE USED FOR TREE PROTECTION. FENCE POSTS TO BE # 5 REBAR @ 4.0 O.C. DRIVEN 1'-6" BELOW FINISH GRADE. (ORANGE FENCE SHALL BE ATTACHED TO REBARS WITH METAL TIE WIRE.)

1. DO NOT STORE OR STOCKPILE ANY EQUIPMENT AND OR MATERIALS WITHIN THE DRIP LINE OF ANY TREE.
2. DO NOT PARK VEHICLES WITHIN THE DRIP LINE OF ANY TREE. VEHICULAR TRAFFIC AND PARKING SHALL NOT BE PERMITTED WITHIN THE DRIP LINE.
3. FOOT TRAFFIC OVER TREE ROOTS SHALL BE RESTRICTED TO PREVENT COMPACTION OF SOIL OVER ROOT SYSTEM.
4. IN AREAS WHERE CONSTRUCTION FALL WITHIN THE DRIP LINE OF TREES, FENCING SHALL BE REMOVED AND REPLACED/ REINSTALLED AS EACH STAGE OF WORK NEAR THE TREES IS COMPLETED TO PREVENT EXCESS SOIL COMPACTION.
5. TREE ROOT SYSTEM SHALL BE PROTECTED FROM SMOTHERING CHEMICAL CONTAMINATION, FLOODING, EROSION, AND EXCESSIVE WETTING RESULTING FROM DE-WATERING OPERATIONS AND FROM RUNOFF, SPILLAGE AND DRAINAGE SOLUTIONS CONTAINING MATERIALS WHICH WOULD BE DELETERIOUS TO TREE ROOTS.



BRICKBAT DETAIL
(NOT TO SCALE)

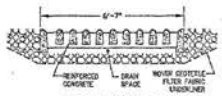
STANDARDS AND SPECIFICATIONS FOR BRICKBAT GROUND COVER

DEFINITION
TEMPORARY GROUND COVER CONSISTING OF BROKEN BRICK (1/2 PIECE OR SMALLER) PLACED OVER DENUDED EARTH.

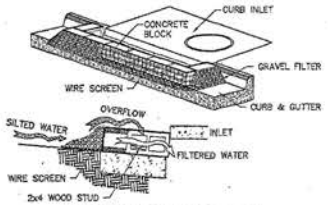
PURPOSE
BRICKBATS PROVIDE A TEMPORARY GROUND COVER OVER DENUDED URBAN EARTH TO PREVENT THE TRANSPORTATION OF SEDIMENT FROM THE SITE.

CONDITIONS WHEN PRACTICE APPLIES
BRICKBATS MAY BE USED ON ANY SITE IN NEED OF TEMPORARY GROUND COVER.

DESIGN CRITERIA
THE BRICKBATS SHALL BE PLACED TO A DEPTH OF 3 INCHES TO 4 INCHES COVERING THE DENUDED EARTH ON THE SITE, THEN COMPACTED AND LEVELED.



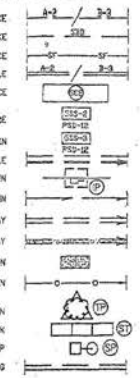
WASH RACK DETAIL
(NOT TO SCALE)



CURB INLET SEDIMENT FILTER
N.T.S.

1. TWO CONCRETE BLOCKS SHALL BE PLACED ON THEIR SIDES ABUTTING THE CURB AT EITHER SIDE OF THE INLET OPENING.
2. A 2 INCH BY 4 INCH STUD SHALL BE CUT AND PLACED THROUGH THE OUTER HOLES OF EACH SPACER BLOCK TO HELP KEEP THE FRONT BLOCKS IN PLACE.
3. CONCRETE BLOCKS SHALL BE PLACED ON THEIR SIDES ACROSS THE FRONT OF THE INLET AND ABUTTING THE SPACER BLOCKS AS ILLUSTRATED.
4. WIRE MESH SHALL BE PLACED OVER THE OUTSIDE VERTICAL FACE (WEEPING) OF THE CONCRETE BLOCKS TO PREVENT STONE FROM BEING WASHED THROUGH THE HOLES IN THE BLOCKS. CHICKEN WIRE OR HARDWARE CLOTH WITH 1/2-INCH OPENINGS SHALL BE USED.
5. TWO TO THREE INCH STONE SHALL BE PILED AGAINST THE WIRE TO THE TOP OF THE BARRIER AS SHOWN.
6. IF THE STONE FILTER BECOMES CLOGGED WITH SEDIMENT SO THAT IT NO LONGER ADEQUATELY PERFORMS ITS FUNCTION, THE STONE MUST BE PULLED AWAY FROM THE BLOCKS, CLEANED AND REPLACED.

11 LIST OF STANDARD SYMBOLS



EROSION AND SEDIMENT CONTROL MEASURES AND SEQUENCE:

1. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE PLACED PRIOR TO OR AS THE FIRST STEP IN GRADING.
2. PROVIDE TEMPORARY STONE CONSTRUCTION ENTRANCE WHERE SHOWN. PROVIDE WATER SOURCE AND HOSE TO CLEAN ALL EQUIPMENT LEAVING SITE.
3. INSTALL SILT FENCE AROUND PERIMETER OF SITE.
4. NO DISTURBED AREA WILL BE DENUDED FOR MORE THAN 7 CALENDAR DAYS. INSTALL THE NECESSARY TEMPORARY OR PERMANENT VEGETATIVE STABILIZATION MEASURES TO ACHIEVE ADEQUATE EROSION AND SEDIMENT CONTROL.
5. ALL CONSTRUCTION TO BE INSPECTED DAILY BY THE CONTRACTOR, AND ANY DAMAGED SILTATION OR EROSION CONTROL DEVICES OR MEASURES WILL BE REPAIRED AT THE CLOSE OF THE DAY.
6. ALL SILT FENCE TO BE MAINTAINED IN WORKING CONDITION.
7. STABILIZED CONSTRUCTION ENTRANCES TO BE PERIODICALLY SUPPLEMENTED WITH ADDITIONAL STONE AS NEEDED.
8. CONTROLS WILL BE REMOVED AFTER THEIR CONTRIBUTING BASINS HAVE BEEN PERMANENTLY STABILIZED.

SILTATION EROSION CONTROL NOTES

1. ALL SEDIMENT AND EROSION CONTROL METHODS SHALL BE INSTALLED BEFORE THE START OF ANY EXCAVATION AND/OR CONSTRUCTION AS PER STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR THE DISTRICT OF COLUMBIA. IF AN ON-SITE INSPECTION REVEALS FURTHER EROSION CONTROL MEASURES ARE NECESSARY, THE SAME S-ALL BE PROVIDED.
2. ALL DEBRIS IS TO BE REMOVED FROM THE SITE.
3. ALLEY AND/OR STREET SHALL BE SWEPT CLEAN AT ALL TIMES DURING EXCAVATION AND CONSTRUCTION.
4. ALL SEDIMENT AND EROSION CONTROL MEASURES TO BE INSPECTED DAILY BY THE CONTRACTOR, ANY DAMAGED DEVICE OR MEASURE WILL BE REPAIRED OR REPLACED BY THE CLOSE OF DAY OR AS DIRECTED BY THE ARCHITECT.
5. ALL VEHICLES LEAVING THE SITE SHALL EXIT THROUGH THE CONSTRUCTION ENTRANCE ONLY, AND SHALL BE WASHED DOWN TO REMOVE MUD FROM TIRES BEFORE ENTERING THE STREET. CONSTRUCTION ENTRANCE TO BE MAINTAINED IN GOOD WORKING CONDITIONS.
6. ALL CATCH BASINS AND AREA DRAINS SHALL BE PROTECTED DURING EXCAVATION AND CONSTRUCTION.
7. IF ANY CATCH BASIN OR DRAIN BECOMES CLOGGED AS A RESULT OF EXCAVATION OR CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS IMMEDIATE CLEANING.
8. ALL DISTURBED AREAS WITHIN THE LIMIT OF DISTURBANCE BOUNDARY NOT SHOWN TO BE PAVED SHALL BE SEEDED OR SODDED AS PER DC SPECIFICATIONS WITHIN SEVEN DAYS OF DISTURBANCE.
9. WHEN SEDIMENT TRAP/SEDIMENT TANK HAS REACHED 67% CAPACITY, CLEAN OUT OF SAME IS REQUIRED
10. ANY STOCKPILING, REGARDLESS OF LOCATION ON SITE SHALL BE STABILIZED WITHIN 14 DAYS AND COVERED WITH PLASTIC OR CANVAS, AFTER ITS ESTABLISHMENT AND FOR THE DURATION OF THE PROJECT.
11. AFTER RAZE OR DEMOS, THERE IS NEED FOR GROUNDCOVER TO PREVENT EROSION AND SEDIMENT RUNOFF FROM OCCURRING, SUCH AS SEED, SOD, PAVING, BROKEBRACK OR MULCH, ETC.
12. AT THE COMPLETION OF CONSTRUCTION PROJECT AND AFTER THE ARCHITECT APPROVAL, ALL TEMPORARY SILTATION, SEDIMENTATION AND EROSION CONTROL MEASURES AND DEVICES SHALL BE REMOVED AND ALL DENUDED AREAS SHALL BE PERMANENTLY STABILIZED.



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. B425062

PERMIT

Date 03/02/00 (Type) FENCE

Address of work 4801 SARGENT RD NE

Lot 33 Square 3977

Permission is hereby granted to

(Owner) BOYSTOWN

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:

NO.

TOTAL PERMIT FEE $

FILING FEE $

DATE

FEE PAYABLE $ 25.00

FOR INSPECTIONS CALL [redacted] 442-4641

INSTALLATION OF SOUND ATTENUATION FENCE AT EXISTING EXTERIOR COOLING TOWER AND EMERGENCY GENERATOR.

Builder—

Value $

No. of Bldgs.

Width of Bldgs.

Length

Height

No. of Stories 1

Zone R2

To be occupied as SCHOOL

Height of terrace above grade

Projections:

Address of owner 4801 SARGENT RD NE

Deposit No.

Amount $

DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS

Chief, Permit Issuance Branch

By

Permit Clerk

L. JORDAN 32301

DIRECTOR