

20 June 2018

Dear Board of Zoning Adjustment,

Attached please find the draft Construction Management Plan (CMP) as requested at my hearing on May 30. My wife and I worked with our architects at Old City Design Studio to create a plan that would address issues that may arise during the construction phases of our project.

In addition to elements that are either standard to a CMP, or already on our minds, we attempted to address concerns voiced by our neighbor to the south (119 Tennessee Ave) at our hearing. Specifically we have included a pre-construction inspection of adjoining properties to ensure that any issues that could possibly arise during construction could be discussed in the context of the pre-construction baseline. I also contacted my home owners insurance representative to ensure that I have sufficient liability protection in the unlikely event that damage does occur during construction (and is not covered by my eventual contractor's insurance for some reason).

In an attempt to be proactive, and at the suggestion of the board, I also reached out to both immediate neighbors requesting time to meet and go over the pre draft plan and seek further input. I emailed Allison Boyer (123 Tennessee Ave) on the 12th of June and Michel Daley (119) on the 13th with possible dates to meet.

Ms Boyer informed me on the 13th that neither of my proposed dates worked for her, and when I asked her to propose some additional dates she informed me she preferred to review the plan after I uploaded it to BZA. Mr. Daley wrote me back on the 14th stating that he would "prefer to take the time to review your draft plan in detail, at my convenience".

I let both neighbors know on the 18th that I would let them know when we delivered the draft plan to BZA for their review. I look forward to reviewing their feedback and incorporating any needed changes based on that feedback or other comments or suggestions from the board.

Thank you for your time in reviewing this plan specifically and my case in general, and I look forward to the next steps with regard to this process.

v/r,

Patrick McGeehan



June 20, 2018
Construction Management Plan
121 Tennessee Ave NE

1. Preconstruction

- Contact information for chosen contractor to be delivered to both immediate neighbors prior to construction.
- Prior to the start of construction, an on-site visual inspection and documentation of existing property to be performed for both immediate neighbors (119 Tennessee Avenue NE & 123 Tennessee Avenue NE). This document will assist in identifying concerns of any property damage that might occur through the construction process at 121 Tennessee Avenue NE. The inspection will be performed by the contractor and architect performing the work at 121 Tennessee Avenue NE. Alternatively the homeowners at 119 & 123 can have their own contractor, engineer or architect document the existing conditions at their own cost. This document will be shared with each party involved.
- Homeowner at 121 Tennessee Avenue holds liability insurance with a value of \$500,000. This policy, along with the General Contractor's insurance policy would cover any potential damages to neighboring properties as a result of construction.

2. Permits & work hours

- Building permit & trade permits to be displayed in front window of 121 Tennessee Avenue NE.
- Per DCRA guidelines, construction is allowed Monday thru Saturday between the hours of 7 am and 7 pm.
- No work that requires a permit is allowed on Sundays or Holidays.

3. Project duration

- The project is expected to take 5 months. A majority of the work will be on the interior of the home.

4. Sequence of operations

The project will follow the traditional sequence of a small residential addition:

1. Interior demolition
2. Underpinning of rear wall (not along party wall)
3. Interior and exterior structural framing.
4. Exterior sheathing and waterproofing
5. Window installation
6. Brick veneer
7. Siding, trim, roofing, gutters & downspouts.



5. Site access, staging and debris removal

Access to the project from alley:

- No parking in alley.
- Alley shall not be blocked by vehicles at any time.
- Driver of vehicle must remain with vehicle at all times during material delivery or debris removal.

Access to the project from Tennessee Avenue:

- Parking is allowed only in approved spaces.
- No double parking on Tennessee Avenue.
- Tennessee Avenue shall not be blocked by vehicles at any time.
- Driver of vehicle must remain with vehicle at all times during material delivery or debris removal.

Staging and debris removal:

- No storage of materials or debris in front yard or alley.
- Staging of materials and debris to be inside of the house or in the rear yard at 121 Tennessee Avenue NE.
- If required by the contractor, dumpster will be located on Tennessee Avenue with appropriate occupancy permit issued from the Department of Transportation.
- To avoid rodents, food waste must be disposed of separately from construction debris. Food waste shall be placed in a trash can with trash bag and lid and removed from site daily.
- Neighbor's yards will be inspected daily for jobsite trash and debris and will be cleaned immediately.

6. Other considerations

- Scaffolding to be constructed in the rear yard of property at 123 Tennessee Avenue prior to framing of wall along party line for protection of property and construction of brick veneer wall. Scaffolding will be inspected daily. Scaffolding to be promptly removed after veneer wall is constructed.
- Scaffolding to have heavy duty black debris mesh fire retardant safety netting to inhibit the movement of dust during the construction process.
- All required construction inspections will be performed by a DCRA approved 3rd party inspector: Laurengo Consultants, 5171 MacArthur Blvd., NW, suite 100, 202.966.0042.
- During construction, water from existing and new roofs to be captured and diverted to run off to alley.