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July 6, 2004

RECEIVED
D.C. OFFICE OF ZONING
2004 JUL -6 PM 3:14

BY HAND
Ms. Carol J. Mitten
Chairperson
Zoning Commission
441 4th Street, NW, Room 210
Washington, DC 20001

Re: Z.C. Case No. 04-12
The Carnegie Institution of Washington
5241 Broad Branch Road, N.W.; Square 2288, Lot 813

Filing of Prehearing Statement and Request for Waiver of Filing Deadline and Deadline for Posting Property

Dear Ms. Mitten:

Enclosed you will find the original and twenty (20) copies of the prehearing statement of the applicant in the above-referenced matter, The Carnegie Institution of Washington ("Carnegie"). By this letter, Carnegie hereby requests that, pursuant to section 3100.5 of the zoning regulations (made applicable to campus plan proceedings before the Commission pursuant to 11 D.C.M.R. §§ 3035.5 and 3104.5) , the Commission waive the deadline for the filing of this submission (11 D.C.M.R. § 3113.8), as well as for the posting of the Property (11 D.C.M.R. § 3113.14). In support of this request, Carnegie submits the following:

Section 3100.5 provides that:

> Except for §§ 3100 through 3105, 3121.5 and 3125.4, the Board may, for good cause shown, waive any of the provisions of this chapter if, in the judgment of the Board, the waiver will not prejudice the rights of any party and is not otherwise prohibited by law.

The late posting and filing is as a result of an inadvertent error of counsel for Carnegie in noting the deadlines for posting and filing prehearing submissions as July 7 and 8, respectively. This error was not discovered until July 5, which was a holiday. Immediately on July 6, upon reopening of the Office of Zoning, counsel filed the prehearing statement and obtained signs for posting on that day. As illustrated below, the requested waivers will not prejudice any rights of any parties (or potential parties) and is not otherwise prohibited by law.

ZONING COMMISSION
District of Columbia
CASE NO. 04-12
EXHIBIT NO. 21

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ZONING COMMISSION
District of Columbia
CASE NO.04-12
EXHIBIT NO.21

1. ANC 3/4G has voted unanimously to approve the application. In addition to the Office of Zoning providing notice of the filing of the application with ANC 3/4G, Carnegie provided the ANC with a copy of its application and supporting documentation. Furthermore, Carnegie made arrangements with the ANC to get on its agenda shortly after the application was filed. On June 10, 2004, Carnegie made a brief, informal presentation to the ANC. In order to allow proper notice to the constituents of the single member district for the Property, the SMD commissioner, Anne Renshaw, requested that action on the application be postponed until the ANC's June 14, 2004 meeting.

At the ANC's June 14, 2004 meeting, Carnegie made another presentation of its proposal. In addition to responding to questions of community member's in attendance at the meeting, Ms. Renshaw presented several questions of a constituent who could not be in attendance. At the conclusion of the presentation, the ANC voted unanimously to support the application. *See Exhibit 1.*

2. Notice of the hearing was published in the May 14, 2004 D.C. Register. In accordance with section 3113.13(a) of the zoning regulations, notice of the hearing was published in the D.C. Register more than forty (40) days in advance of the hearing. *See Exhibit 2.*

3. Notice was sent to neighbors within 200 feet of the Property. In fact, in response to this notice, one neighbor, the Embassy of Tunisia, filed a letter dated May 27, 2004 objecting to the application. *See Exhibit 3.* The Embassy attached to its letter a copy of the notice provided by the Office of Zoning. It is evident from the original in the file that the Embassy had highlighted the hearing date on the notice, as well as the requirement for filing any opposition within fourteen (14) days of the hearing.[1] *Id.*

4. Carnegie has been working with the community on this proposal for two (2) years.

Carnegie first presented its proposal to the ANC on June 24, 2002. During this meeting, the ANC indicated it had no objection to the modifications. Since that first presentation, there have been no material changes to the plans.

5. No new information is provided with the prehearing statement. Rather, the prehearing statement serves to give the Commission a more in depth history of both Carnegie and its long history at the Property. The statement also provides a more detailed explanation of the renovations and additions to the subject building and how those additions will be put to use upon completion of the project.

6. The requested waivers are not otherwise prohibited by law. Section 3100.5 allows the Board (in this case, the Commission), to waive the provisions of its procedure. The only exceptions to this provisions, as set forth in section 3100.5, are that the Board may not grant waivers from 3100 through

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[1] Given that the Embassy's concern is with maintaining the residential character of the neighborhood, a concern shared by Carnegie, Carnegie is trying to work with the Embassy to resolve any questions the Embassy may have as to the exact nature of the application.

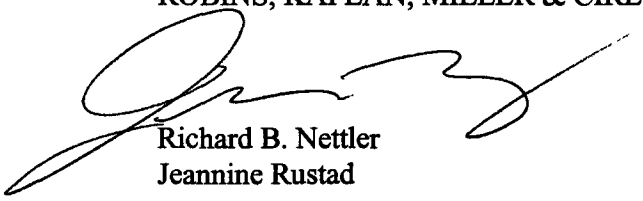
3105, which relate to the Board's jurisdiction and duties in conducting its hearings and meetings, and sections 3121.5 (the closing of the record) and 3125.4 (providing formal notice of an order to parties to the appeal or application).

Conclusion

Based on the foregoing, it is clear that the surrounding community has had actual notice of the hearing and, therefore, there would be no prejudice to any party (currently, only the ANC) or potential party in allowing the late posting of notice on the Property. Likewise, as no new information is provided in the prehearing statement, there would be no prejudice in granting a waiver of the filing deadline for the statement. There is no prohibition against waiving filing and/or posting deadlines and such waivers are routinely granted by the Board. Neither of these waivers are otherwise prohibited by law. Accordingly, Carnegie respectfully requests that the Commission grant the requested waivers and allow the late posting of the Property and late filing of the prehearing submissions.

Sincerely,

ROBINS, KAPLAN, MILLER & CIRESI L.L.P.



Richard B. Nettler
Jeannine Rustad

cc: Dr. Sean C. Solomon
Mr. Roy Dingus
Maxine Brown-Roberts, Office of Planning (by hand)
Anne Renshaw, ANC 3/4G03 (by hand)
ANC 3G

ANC 3/4G Unanimous approval of application

3/4G Chevy Chase
Advisory Neighborhood Commission 3/4G
MAILING ADDRESS: P.O. BOX 6252 Northwest Station Washington, DC 20015

CHEVY CHASE OFFICE
5601 Connecticut Ave NW
Washington, DC 20015
(202) 363-5803
FAX (202) 686-4366
E-mail uppernwdc@juno com

RECEIVED
D.C. OFFICE OF ZONING
2004 JUN 23 PM 2:54

June 21, 2004

Ms. Carol Mitten, Chairperson
Zoning Commission
441 4th Street NW-Room 210
Washington, DC 20001

Dear Ms. Mitten:

RE: Case # 04-12
The Carnegie Institution of Washington
5121 Broad Branch Road, NW, Square 2288, Lot 813
Application for a Campus Plan Amendment

At its June 14, 2004 public meeting, ANC 3/4G voted 6-0 (a quorum being 4) to approve the request of The Carnegie Institution for an amendment to its existing Campus Plan to construct an addition to an existing building (the Experiment Building), along with a concrete pad for a generator. The ANC notes that there will be no change in Carnegie's population (99 persons) or parking spaces (67). The ANC asks that the conditions to the 1988 BZA Order #14831 remain intact.

Commissioner Anne Renshaw is authorized to represent the Commission on any an all matters related to this case.

Sincerely,

Robert Gordon/ajb

Robert Gordon
Chair

Cc: Councilmember Adrian Fenty
Councilmember Kathy Patterson
Mr. Richard B. Nettler

ZONING COMMISSION
District of Columbia
CASE NO. 04-12
EXHIBIT NO. 20

Hearing Notice

51 D.C. REG. 5009, *

1 of 100 DOCUMENTS

DISTRICT OF COLUMBIA REGISTER

ISSUE: Volume 51, Number 20

ISSUE DATE: May 14, 2004

SUBJECT· PUBLIC HEARINGS

AGENCY· **ZONING COMMISSION** FOR THE DISTRICT OF COLUMBIA

51 D C. REG 5009

Star pagination is in accord with DCRGST hardcopy pagination.
To view the next page, type np* and ENTER
To view a specific page, enter p* and the page number. E.G. p*1.

NOTICE OF PUBLIC HEARING

TIME AND PLACE: Thursday, July 15, 2004, @ 6:30 P.M.

Office of Zoning Hearing Room

441 4th Street, N.W. - Suite 220

Washington, D.C. 20001

FOR THE PURPOSE OF CONSIDERING THE FOLLOWING:

Case No. 04-12 (Carnegie Institution of Washington, Square 2288, Lot 813)

THIS CASE IS OF INTEREST TO ANC 3G

Application of the Carnegie Institution of Washington, pursuant to 11 DCMR § § 3104 and 210.1, for special exception approval of an amendment to an approved campus plan and further processing in order to allow modifications to an existing building (the Experiment Building) in the R-1-A District at premises 5421 Broad Branch Road, N.W. (Square 2288, Lot 813).

PLEASE NOTE:

. Failure of an applicant or appellant to appear at the public hearing will subject the application or appeal to dismissal at the discretion of the Commission.

. Failure of an applicant or appellant to be adequately prepared to present the application or appeal to the Commission, and address the required standards of proof for the application or appeal, may subject the application or appeal to postponement, dismissal, or denial.

The public hearing in this case will be conducted in accordance with the provisions of Chapter 31 of the District of Columbia Municipal Regulations, Title 11, Zoning. Pursuant to Subsection 3117.4 of the Regulations, the Commission will impose time limits on the testimony of all individuals.

Individuals and organizations interested in any application may testify at the public hearing or submit written comments to the Commission. Individuals and organizations wishing party status in any case before the Commission must request that status and should do so in writing not less than fourteen (14) days prior to the date set for the public hearing on the particular application in accordance with Subsection 3106.2. All requests and comments should be submitted to the Commission through Jerrily R. Kress, Director, **[*5010]** Office of Zoning, 441 4'" Street, NW, Suite 210, Washington, D.C. 20001. Please include the case number on all correspondence. FOR FURTHER INFORMATION, CONTACT THE OFFICE OF ZONING AT (202) 727-63 11.

CAROL J. MITTEN, ANTHONY J. HOOD, JOHN G. PARSONS, KEVIN L. HILDEGRAND, AND GREGORY N. JEFFRIES -- ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA, BY JERRILY R. KRESS, FAIA, DIRECTOR, AND BY ALBERTO P. BASTIDA, AICP, SECRETARY TO THE ZONING COMMISSION.

Notice to neighbors within 200 feet

EMBASSY OF TUNISIA
1515 MASSACHUSETTS AVENUE, N W.
WASHINGTON, D C. 20005

Washington, May 27th, 2004

Mr. Jerrily R. Kress, Director
Office of Zoning,
441 4th Street, NW, Suite 210
Washington, DC 20001

Case No. 04-12 (Carnegie Institution of Washington, Square 2288, Lot 813)

Dear Mr. Kress,

The Embassy of Tunisia in Washington, (Residence of the Ambassador) located at 5131 Broad Branch Road, NW, Washington, DC 20008 is deeply attached to preserving the Residential character of this area. Accordingly, the Embassy is opposed to any project which aims at altering the Residence's immediate surrounding as referred to in your letter dated May 6, 2004.

Sincerely,

Hatem Atallah
The Ambassador

ZONING COMMISSION
District of Columbia
CASE NO. 04-12
EXHIBIT NO. 19

ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA
NOTICE OF PUBLIC HEARING

TIME AND PLACE: **Thursday, July 15, 2004, @ 6:30 P.M.**
Office of Zoning Hearing Room
441 4th Street, N.W. - Suite 220
Washington, D.C. 20001

FOR THE PURPOSE OF CONSIDERING THE FOLLOWING:

Case No. 04-12 (Carnegie Institution of Washington, Square 2288, Lot 813)

THIS CASE IS OF INTEREST TO ANC 3G

Application of the Carnegie Institution of Washington, pursuant to 11 DCMR §§ 3104 and 210.1, for special exception approval of an amendment to an approved campus plan and further processing in order to allow modifications to an existing building (the Experiment Building) in the R-1-A District at premises 5421 Broad Branch Road, N.W. (Square 2288, Lot 813).

PLEASE NOTE:

- Failure of an applicant or appellant to appear at the public hearing will subject the application or appeal to dismissal at the discretion of the Commission.

- Failure of an applicant or appellant to be adequately prepared to present the application or appeal to the Commission, and address the required standards of proof for the application or appeal, may subject the application or appeal to postponement, dismissal, or denial.

The public hearing in this case will be conducted in accordance with the provisions of Chapter 31 of the District of Columbia Municipal Regulations, Title 11, Zoning. Pursuant to Subsection 3117.4 of the Regulations, the Commission will impose time limits on the testimony of all individuals.

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BEFORE THE ZONING COMMISSION

FOR THE DISTRICT OF COLUMBIA

THE CARNEGIE INSTITUTION OF WASHINGTON — APPLICATION NO. 04-12
HEARING DATE: JULY 15, 2004

PREHEARING STATEMENT OF THE APPLICANT

I.

INTRODUCTION

By this application, The Carnegie Institution of Washington ("Carnegie" or the "Institution") is seeking a special exception pursuant to section 210 of the zoning regulations to amend its campus plan so as to allow minor modifications to an existing building, including small additions to the building, known as the Experimental Building. The proposed additions total 2,550 square feet and, along with the renovations to the building, will allow the reuse of this building, which has stood largely vacant for approximately ten (10) years. Additionally, Carnegie is seeking to install a concrete pad between the existing main and research buildings for an emergency generator.

Other than these minor additions, the use of the campus will remain as previously approved. There will be no increase in students, teachers or staff. Nor will there be any reduction in parking.

The application was brought pursuant to a memorandum dated May 16, 2002 of the Zoning Review Branch of the Department of Consumer and Regulatory Affairs, referring this matter for review pursuant to section 3035 of the zoning regulations for further processing under the campus plan to allow an addition to an existing structure is required and sought by the instant application.

II.

JURISDICTION OF THE ZONING COMMISSION

Pursuant to 11 D.C.M.R §§ 3104.4 and 3035.1, the Zoning Commission has jurisdiction to grant the requested relief.

III.

BACKGROUND INFORMATION

A. The Institution.

1. The Scientific Organization.[1]

The Carnegie Institution of Washington, headquartered in Washington, D.C., was founded in 1902 by Andrew Carnegie as an organization for scientific discovery. The Institution has six (6) departments around the country devoted to research in plant biology, developmental biology, earth and planetary sciences, astronomy, and global ecology. It was Andrew Carnegie's intention for the institution to be home to the exceptional person—an individual with imagination and dedication who worked at the cutting edge of a scientific specialty. Some of the institution's exceptional individuals include Nobel laureate geneticists, Barbara McClintock and Alfred Hershey, and astronomer Edwin Hubble, for whom the Hubble Space Telescope is named.

The subject property (the "Property") is home to the Geophysical Laboratory ("GL") and the Department of Terrestrial Magnetism ("DTM") of the Institution. The GL was founded in

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[1] The following is adapted from the Institution's web site, http://www.carnegieinstitution.org/about.html.

1905 to examine the physics and chemistry of Earth's deep interior. The laboratory is a world-renowned center for petrology—the study of rocks. It is also a world leader in high-pressure and high-temperature physics making significant contributions to both Earth and material sciences. It was at the Institution's Property that scientists recently produced a gem-sized diamond that is harder than any other crystals. *See Exhibit 5.* The GL, along with the DTM, is a member of NASA's Astrobiology Institute—an interdisciplinary effort to investigate how life evolved on this planet and determine its potential for existing elsewhere. Among their many projects is one dedicated to examining how common rocks found at high-pressure, high-temperature hydrothermal vents at the ocean bottom may have provided the catalyst for life on this planet.

The DTM was founded in 1904 to map the geomagnetic field of the Earth. Over the years the research direction has shifted, but the historic goal—to understand the Earth and its place in the universe—has remained the same. Today, the department is home to an interdisciplinary team of astronomers and astrophysicists, geophysicists and geochemists, cosmochemists and planetary scientists. These Carnegie researchers are discovering planets outside our solar system, determining the age and structure of the universe, and studying the causes of earthquakes and volcanoes. With colleagues from the GL, these investigators are also helping to define the new and exciting field of astrobiology.

Scientists at Carnegie are free to investigate their specific areas of interest under the broad goals of an individual department. Researchers are given the support and equipment they need in a nurturing environment. This arrangement has produced unexpected benefits to society, among them hybrid corn, the proximity fuze, and new techniques for detecting seismic activity.

2 The Good Neighbor.

Carnegie scientists recognize their responsibility to explain their work to the public and to educate the next generation The institution hosts a public lecture series at the Property, featuring scientists on the cutting edge of discovery

On a local level, District elementary school children attend Carnegie's First Light Saturday science school, where they participate in hands-on lessons in science, mathematics, and technology Public school teachers in the District attend the Carnegie Academy for Science Education (CASE), which focuses on the art of teaching these subjects

Since 1990, volunteers from DTM and the GL have been preparing a hot breakfast for the homeless the first Wednesday of every month The meal is served at SOME (So Others Might Eat) -- a comprehensive social service organization that helps the poor and destitute of Washington with food, clothing, medical care, rehabilitation, housing, and job training.

Finally, the Institution came to the aid of its ANC in the past, providing meeting space for the ANC during the Presbyterian Home's expansion

B. The Campus and the Surrounding Neighborhood.

1 The Campus

The subject site is known as 5241 Broad Branch Road, N W and is located at the intersection of Broad Branch Road, 32nd Street, and Jocelyn Street, N W The site is irregular in shape and contains approximately 8 8 acres of land area The site has five primary buildings a Research Building, Main Abelson (administrative) Building, Cyclotron Building, the Accelerator Building and the Experiment Building. The campus also contains several incidental buildings.

The site can geographically be divided into two areas. The first area contains the Main Building and is dominated by a knoll that crests at 275 feet above sea level. This knoll slopes

downward with gradients of three to seventeen percent towards the southwest corner of the site, which has an elevation of 203 feet above sea level The second area of the site is to the north of the Main Building and contains the Experiment Building, the Cyclotron Building, the Accelerator Building and the Research Building , as well as three parking lots. The highest elevation of this second area is 270 feet with lower elevations of 250 feet sloping westward with average gradients of between three to nine percent (3-9%)

The main entrance to the campus is from 32nd Street, N W This drive serves as an entrance for the Main Building and continues on to serve as a site exit via Broad Branch Road, N.W There are two (2) secondary entrances from Jocelyn Street, N W Pedestrian circulation is between the Main, Experiment, Research and Cyclotron Buildings via the service drives or across the knoll The vehicular circulation extends from Jocelyn Street, N W servicing the Cyclotron, Accelerator and Experiment Buildings There are 67 on site parking spaces located in four (4) small parking areas.

The campus is characterized by a low building density and well maintained landscaped open space The existing buildings are well-buffered from surrounding streets by their set back from the streets and carefully maintained lawns, specimen trees and ornamental plantings that create a visual impression of an institution sited within a park This impression is reinforced by the grouping of the buildings around the knoll of the hill higher and well back from the Broad Branch Road, and 32nd Street, N W. The grouping is also well set back from Jocelyn Street, N.W

In 1989, the campus suffered damage from a storm, resulting in the loss of many old growth trees Since then, the Institution has planted thirty-five (35) new trees

Students, staff and scientists of Carnegie, as well as neighbors of the Institution, enjoy the park-like setting of the campus. Carnegie's scientists use the grassy areas to the west of the Experiment Building during work breaks Neighbors from the surrounding community routinely walk their dogs or jog along the north and west sides of the campus In the winter, the campus is known for having the best sledding hill in the neighborhood.

2 The Surrounding Neighborhood

The area surrounding the subject site is characterized by a residential neighborhood with a mix of institutional uses in the R-1-A, R-1-B and R-2 zone districts Three (3) institutional neighbors surround the immediate borders of the subject site in the R-1-A zone district These include the residence of the Tunisian Ambassador, the Presbyterian Home of the District of Columbia and Temple Sinai The residential neighborhood is predominantly single-family, detached dwellings

C. The Proposed Modifications.

1 History of Improvements to the Property.

During its occupancy of the Property since the early 1920s, Carnegie has made few changes. Indeed, Carnegie has strove to maintain the park-like setting of its campus The Experiment Building, the building subject to this application, was completed in the mid-1920s. From the 1920s to the 1930s, a number of state-of-the-art particle accelerators were constructed in the Experiment Building, making the campus a world-class center for the study of nuclear physics A 5-million volt Van de Graaf Generator was installed in the Accelerator Building in 1938 This Generator is a striking observatory-like structure located next to the Experiment Building and occupies a place of prominence on campus It has been said that the Generator can be seen from planes flying into National Airport

In 1988, a special exception, pursuant to § 210 of the zoning regulations, was granted to the Institution, in BZA Application No 14831, to allow the construction of a new research building, as well as renovations to the existing Cyclotron Building. This new construction resulted in an increase in the floor area ratio from 62 to 882, for the entire campus In 1997, in BZA Application No 16224, a special exception, pursuant to § 210 of the zoning regulations, was granted to allow modifications to the existing Cyclotron Building and Main Building. In the Order issued in Application No. 16224, the Board provided that the conditions in BZA Order No 14831 were to remain in effect

2 The Proposed Modifications

a The Experiment Building

The Experiment Building, which has a gross floor area of 4,400 square feet, is currently used for the following purposes the lower level or basement is currently used for storage and approximately forty percent (40%) of the upper level is used for Carnegie's carpentry shop. The remaining sixty percent (60%) of the building is vacant and has been for approximately ten (10) years

The proposed work to the Experiment Building includes the demolition and removal of a one-story structure and of a "balloon frame" and basement The proposed new construction is for two (2), one-story additions to the existing Experiment Building totaling 2550 square feet of new construction. The first addition will be used for a new seminar/exhibit area with bathrooms and is approximately 950 square feet The second addition will be for a new one story conference room of 1600 square feet The existing Experiment Building will house a new kitchen and lunch room, a seismology lab on the lower level and the existing carpentry shop.

The project will also include modifications to the remaining 1300 square feet of the existing structure

Although the additions total only 2,550 square feet of new construction, the renovations will result in an additional 4,700 square feet of new space The result will be the transformation of an under-utilized storage facility and carpentry shop into an attractive center for education and scientific and social interaction This Arts and Crafts style building will be preserved and enhanced, creating an aesthetically pleasing building that will be consistent with the pre-World War II architecture of the surrounding neighborhood

Of high priority in designing the proposed additions was the preservation of the surrounding trees and greenery and preserving the campus's tranquil, park-like setting [2] The proposed construction will expand the footprint of the building eastward in the direction of the other existing buildings on the campus, rather than in the direction of the undeveloped grassy area to the west The few trees and bushes that will be removed during the site preparation for the new foundation will be replaced An open colonnade and courtyard with brick pavers will link the renovated Experiment Building to the historic Van de Graaf Generator tower and provide an attractive setting for outdoor activities.

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[2] Preserving the idyllic state of the campus has always been of priority to Carnegie For example, in the late 1980s, there was some concern that experiments conducted with radioactive materials during the middle decades of the twentieth century might have left behind trace residues An extensive survey of the campus seeking the possible presence of radioactivity was performed prior to the construction of the research building in 1990. The findings were conclusive that there was no radioactivity on the campus

Important features of the renovation include

- **A state-of-the-art auditorium:** A 1,600 square foot auditorium will provide much needed space for scientific seminars, lectures and other gatherings, which occur several times a week at the campus as part of the on-going educational program. The current seminar room is in the basement of the Abelson Building. Seating only about 80, the current seminar room is inadequate for the Institution's needs. The new theater, with sloped flooring and upgraded projection facilities, will seat 120

  The year-round seminar program is central to the research program at the campus While other Carnegie departments (*e g* embryology, plant biology and global ecology) are located on university campuses, allowing for mutually beneficial interactions among faculty, the campus scientists enjoy no formal university affiliation Thus, communication with other researchers is dependent upon an active lecture program, which, in turn, requires state-of-the-art facilities.

  The auditorium will also benefit the surrounding community, as it will be used for public lectures to inform members of the community about current research at the campus, including topics such as how planetary systems arose from primordial matter, how matter behaves in extreme conditions, and how life might have arisen on this planet. Carnegie scientists organized a successful public lecture series in 2001 and 2002, *The Centennial Neighborhood Lecture Series*, and the plan is to resume these public lectures once the new auditorium is completed.

- **Kitchen and Dining Area:** The plans call for the installation of a large modern kitchen and eating area in the Experiment Building. This new facility will be

used to feed Carnegie scientists and colleagues from other institutions that come together for numerous periodic gatherings, including conferences

The dining facility will also be used on a daily basis by members of the "Lunch Club," a group of scientists who take turns preparing lunch for one another throughout the year, a tradition which originated in 1948 *See Exhibit 6* The informal discussions over these lunches have been a vital part of the Carnegie scientific tradition

- **Conference Rooms and Galleries:** The expanded building will also contain much needed conference room space for break-out sessions and seminars Currently, when relatively large groups of scientists gather in the cramped basement of the Abelson Building to participate in seminars and conferences, there are no nearby conference rooms for break-out sessions. The Abelson Building also lacks space for displays of scientific posters that are now widely used by scientists to disseminate their latest research results during scientific conferences The renovated and expanded Experiment Building will include gallery space that will make it possible to display such posters, plus historical objects from and informative displays about the Institution's illustrious past

b <u>The Generator Pad</u>

Given the large amount of specialized equipment and number of computers utilized at the campus, it is imperative that this equipment have a steady source of emergency power Consequently, Carnegie is proposing to construct an generator pad between the existing Abelson and Research buildings This location is well buffered from the residential neighborhood

Moreover, the generator will only be used during power outages and, because of the walls around the generator pad, the noise will be reflected upward, rather than outward.

3 The Additions Are Minor

The existing density of the campus will be increased by a mere 2,550 square feet, resulting in a new density of 40,477 square feet. The existing lot area is 377,852 68 square feet, for a total lot occupancy of about (11%), well below the allowable forty percent (40%)(or 151,141 07 square feet) The proposed addition will increase the total floor area ratio ("FAR") for the site to 89, well below the maximum allowed of 1 8 FAR.

There will be no increase in the number of students or staff, nor any reduction in parking

IV.

SPECIAL EXCEPTION CONSIDERATIONS

A. Criteria for Special Exceptions.

The criteria for a special exception, 11 D C M R § 3104 1 permits the Board to grant special exceptions, pursuant to the following

> Pursuant to authority contained in the Zoning Act of June 20, 1938 (52 Stat 797), as amended, the Board is authorized to grant special exceptions, as provided in this title where, in the judgment of the Board, those special exceptions will be in harmony with the general purpose and intent of the Zoning Regulations and Maps and will not tend to affect adversely the use of neighboring property in accordance with the Zoning Regulations and Zoning Maps, subject in each case to the special conditions specified in this title .

Effective December 8, 2000, jurisdiction over campus development plans, including amendments to campus development plans, was transferred to the Zoning Commission (the "Commission") Thus, the Commission is empowered to grant a special exception where it finds

(1) The proposed use is in harmony with the Zone Plan and Zone Maps, and

(2) The proposed use is not likely to adversely affect the use of neighboring property

The Commission's discretion in reviewing an application for a special exception is limited to a determination of whether the applicant has complied with requirements of the section If the applicant meets this burden, the Board ordinarily must grant the application. *First Baptist Church of Washington v District of Columbia Board of Zoning Adjustment*, 432 A 2d 695, 698 (D C 1981), *Stewart v District of Columbia Board of Zoning Adjustment*, 305 A 2d 516, 518 (D C 1973)

1 Criteria Pursuant to Section 210 – The Proposed Modifications will not Result in Any Adverse Impact on the Use of Neighboring Property.

In reviewing the criteria under section 210, it is important to keep in mind that the Board found that the Applicant satisfied the criteria in BZA Application Nos 14831 and 16224 Since then, Carnegie has operated, without change and without incident, at the Property Not only are the proposed additions minor, but there is no proposed change in use of the Property That is, there will be no change in the number of students or staffing nor any reduction in parking.

Under § 210 of the zoning regulations, the Zoning Commission may approve a special exception for a campus plan, provided that the Applicant meets the conditions specified in § 3104 of chapter 31 of the zoning regulations, and provided that.

210.2 Use as a college or university shall be located so that it is not likely to become objectionable to neighboring property because of noise, traffic, number of students, or other objectionable conditions.

Carnegie has operated at the Property since the early 1920s. In this time, the park-like setting of the property has remained intact Given the large campus and small number of buildings, there has been no disruption to the surrounding neighborhood The site is a self-

contained campus, separated from its abutting neighbors by public streets and wide expanses of open space The campus is primarily used as a research facility with a modest population, which does not generate any activity that adversely affects the surrounding residential neighborhood.

The proposed additions are not to be accompanied by any increased population at the Property or reduction in parking The new generator will only operate during power outages and, given the walls around the generator, any noise will be directed upwards, rather than outwards Moreover, the generator pad has been appropriately placed so as to be set back from the residential neighbors

Given these factors, the proposed changes will not be objectionable to neighboring properties due to noise, traffic, number of students or other conditions

210.3 In R-1, R-2, R-3, R-4, R-5-A, and R-5-B Districts, the maximum bulk requirements normally applicable in the districts may be increased for specific buildings or structures; provided, that the total bulk of all buildings and structures on the campus shall not exceed the gross floor area prescribed for the R-5-B District. In all other Residence Districts, similar bulk increases may also be permitted; provided, that the total bulk of all buildings and structures on the campus shall not exceed the gross floor area prescribed for the R-5-D District. Because of permissive increases as applicable to normal bulk requirements in the low-density districts regulated by this title, it is the intent of this subsection to prevent unreasonable campus expansion into improved low-density districts.

The gross floor area of the campus, with the addition (which total only 2,550 square feet), is a mere 40,477, with a corresponding lot occupancy of just about ten percent (11%) and FAR of .89 (up from .882) The allowable lot occupancy of forty percent (40%) would permit 151,141 07 square feet of improvements or almost four (4) times that existing and proposed The allowable FAR is 1 8

Because the improvements to the campus fall well below the maximum bulk requirements for the underlying zone district, the increase available through this subsection is not needed

210.4 As a prerequisite to requesting a special exception for each college or university use, the applicant shall have submitted to the Commission for its approval a plan for developing the campus as a whole, showing the location, height, and bulk, where appropriate, of all present and proposed improvements, including but not limited to the following:

- **(a) Buildings and parking and loading facilities;**
- **(b) Screening, signs, streets, and public utility facilities;**
- **(c) Athletic and other recreational facilities; and**
- **(d) A description of all activities conducted or to be conducted on the campus, and of the capacity of all present and proposed campus development.**

A complete set of plans and surveys required pursuant to this submission was submitted with this application and, for the convenience of the Commission, are attached to this Statement as *Exhibits 2-4* The descriptions of the activities conducted on the campus and proposed for the renovated Experiment Building are contained in this Statement

210.5 Within a reasonable distance of the college or university campus, and subject to compliance with § 210.2, the Commission may also permit the interim use of land or improved property with any use that the Commission may determine is a proper college or university function.

This section is inapplicable, as all functions of Carnegie are contained on the campus

210.6 When a major new building that has been proposed in a campus plan is instead moved off-campus, the previously designated site shall not be designated for, or devoted to, a different major new building unless the Commission has approved an amendment to the campus plan applicable to the site; provided, that for this purpose a major new building is defined as one specifically identified in the campus plan.

This section is inapplicable, as no new major building is proposed or proposed to be moved off campus

210.7 In reviewing and deciding a campus plan application or new building construction pursuant to a campus plan, the Commission shall consider, to the extent they are relevant, the policies of the District Elements of the Comprehensive Plan.

The Property is located in Ward 3 Major themes of Ward 3 include maintaining the stability of the residential neighborhoods, maintaining the low-density, high-quality character of

the ward, and preserving and promoting cultural and natural amenities 10 D C M R. §§ 1400 2 With regard to institutional uses within the ward, there is to be a balancing between promoting such uses while at the same time limiting their potential *Id*, *see also* 10 D C.M.R § 1409 2(f).

As noted herein, since it occupation of the Property in the early 1920s, Carnegie has stove to maintain the park-like setting of the campus. Indeed, even with the proposed modifications, Carnegie has designed them so as to have as little impact on the surrounding community as possible Given the small nature of the modifications and the fact that there will be no corresponding increase in population at the Property, the proposed modifications are consistent with the Comprehensive Plan for Ward 3. Specifically, with regard to the land use objectives for Ward 3, the proposed modifications

- Maintain the existing land use character of the ward (10 D C.M R § 1409.2(a)), as there is no increase in use or change in a non-conforming use,
- Protects the surrounding residential neighborhood (10 D.C.M.R § 1409.2(b)) by maintaining the park-like setting of the campus,
- Maintain the physical condition of the community through the provision of open space (10 D.C.M.R. § 1409.2(c)),
- Do not create conflicts between land use and transportation facilities and functions. *See* 10 D C M R § 1409 2(d). Given its low-density and low-intensity use of the eight-acre campus, Carnegie does not put a high demand on the local infrastructure;
- Ensure that development of institutional holdings has no adverse effects on surrounding areas and is consistent with the Comprehensive Plan. 10 D C.M.R. § 1409 2(h),
- Ensure that land use does not exceed the capacity of the ward's infrastructure. 10 D C M.R § 1409.2(l)

210.8 As an integral past of the application requesting approval of new building construction pursuant to a campus plan, the college or university shall certify and document that the proposed building or amendment is within the floor area ratio (FAR) limit for the campus as a whole, based upon the computation included in the most recently approved campus plan and the FARs of any other buildings constructed or demol:ished since the campus plan was approved.

This information and certification was contained in the Statement of Reasons submitted in support of the Application.

210.9 Before taking final action on an application for use as a college or university, the Commission shall submit the application to the D.C. Office of Planning and the D.C. Department of Transportation for review and written reports.

Upon information and belief, the Office of Zoning has so submitted the application Carnegie has met with the Office of Planning on two (2) occasions, including a site visit of the Campus with the Office of Planning

2. The Proposed Modifications are in Harmony with the Zone Plan and Zone Maps.

As illustrated above, the proposed new construction is in harmony with the intent and general purpose of the zoning regulations and map and will not tend to impact adversely the use of the neighboring properties

V.

WITNESSES

1 Roy Dingus, Facility Manager, Carnegie Institution

2 Lynne Iadarola, Architect, Archeus Studio

V.

EXHIBITS

1. April 23, 2004 referral of the Acting Zoning Administrator

2 Plat

3 Site Plans

4 Experiment Building Modification Plans

5 New Article – Large Diamonds Made from Gas are the Hardest Yet, February 25, 2004

6 Joan Nathan, The Washington Post, *The First Law is No Complaints About the Food* (October 14, 1984)

7 Order, Application No 14831 of the Carnegie Institution of Washington (July 21, 1988)

8. Order, Application No 16224 of the Carnegie Institution of Washington (April 23, 1997)

CONCLUSION

For the reasons stated herein and for the reasons provided at the hearing, The Carnegie Institution of Washington respectfully requests that the Board grant the relief sought Given the lack of adverse impact on the surrounding area, the support of ANC 3/4G, Carnegie requests a bench decision and summary order, if the Board feels such a decision is justified

Respectfully submitted,

ROBINS, KAPLAN, MILLER & CIRESI, LLP

By _____
Richard B Nettler
Jeannine Rustad Zigner

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

Building and Land Regulation Administration
Office of the Administrator

April 23, 2004

MEMORANDUM

To: Board of Zoning Adjustment

From: Denzil L. Noble
Acting Zoning Administrator

Subject: Proposed Alteration and Repair and Addition to An Existing Building for Carnegie Institution of Washington located at premises: 5241 Broad Branch Road, NW Lot 813, in Square 2288 Zoned R-1-A

Review of plans for the proposed construction at the above subject premises indicates that Zoning Commission approval is required as follows:

1. Zoning Commission review pursuant to Section 3035 for further Processing under the campus plan to allow an addition to an Existing structure in the R-1-A zone district. (Section 3104.1)

941 North Capitol Street, N.E., Suite 2000, Washington, D.C. 20002
Phone. (202) 442-4455 Fax. (202) 442-4863

Jan-12-04 10:10A ROY DINGUS (202) 686-4445 P.17

NOTES AND COMPUTATIONS

ADDRESS: 4241 Broad Brach Road, N.W. LOT(S) 813 SQUARE: 2288

ZONED: R-1-A

	REQUIRED	ALLOWED	PROVIDED	VARIANCE
LOT AREA	BZA		377,852.68 Sq. Ft. (Existing)	
LOT WIDTH	BZA		714.265' Average (Existing)	
LOT OCCUPANCY (40%)		151,141,07 Sq. Ft.	Existing 34,859.0 Sq. Ft. Addition 5,618.0 Sq. Ft. Total 40,477.0 Sq. Ft. (0.1004)	
FLOOR AREA RATIO ()	BZA			
PARKING SPACES	BZA		Parking Lots Existing	
LOADING BERTHS	N/A		N/A	
FRONT YARD	N/A		N/A	
REAR YARD	25.0'		25.0'+	
SIDE YARD	8' and 8'		8'+ and 8'+	
COURT, OPEN	none		none	
COURT, CLOSED	none		none	

1479-2

Surveyor's Office
DISTRICT OF COLUMBIA

Washington, D. C., T-26, 1995

Plat, for Building Permit of SQUARE 2288 LOT 813

Recorded in Book A&T page 37295

Scale: 1 inch = 60 feet S. O. 1565

Furnished to TUDAROLA

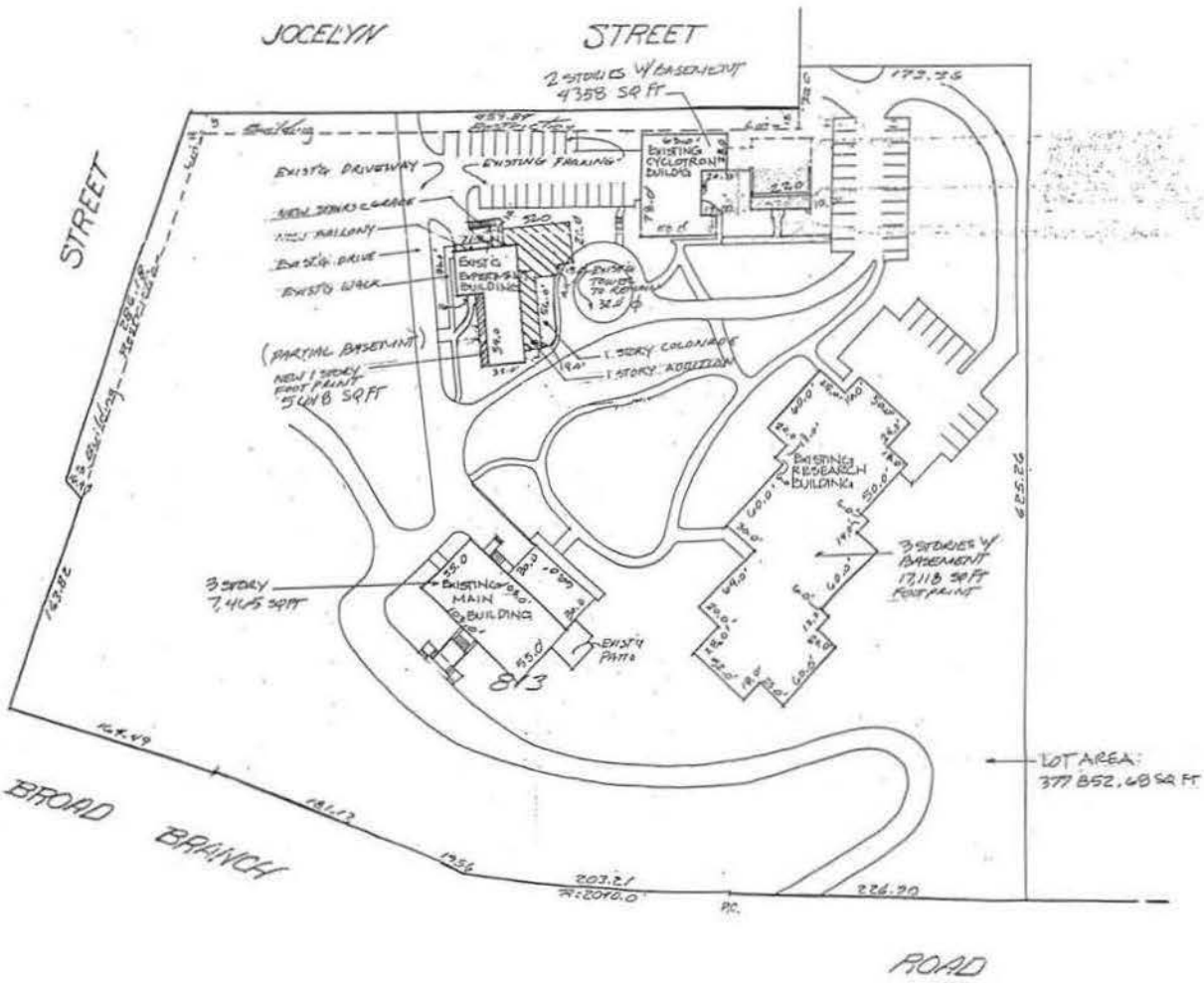
Surveyor, District of Columbia.

By DA

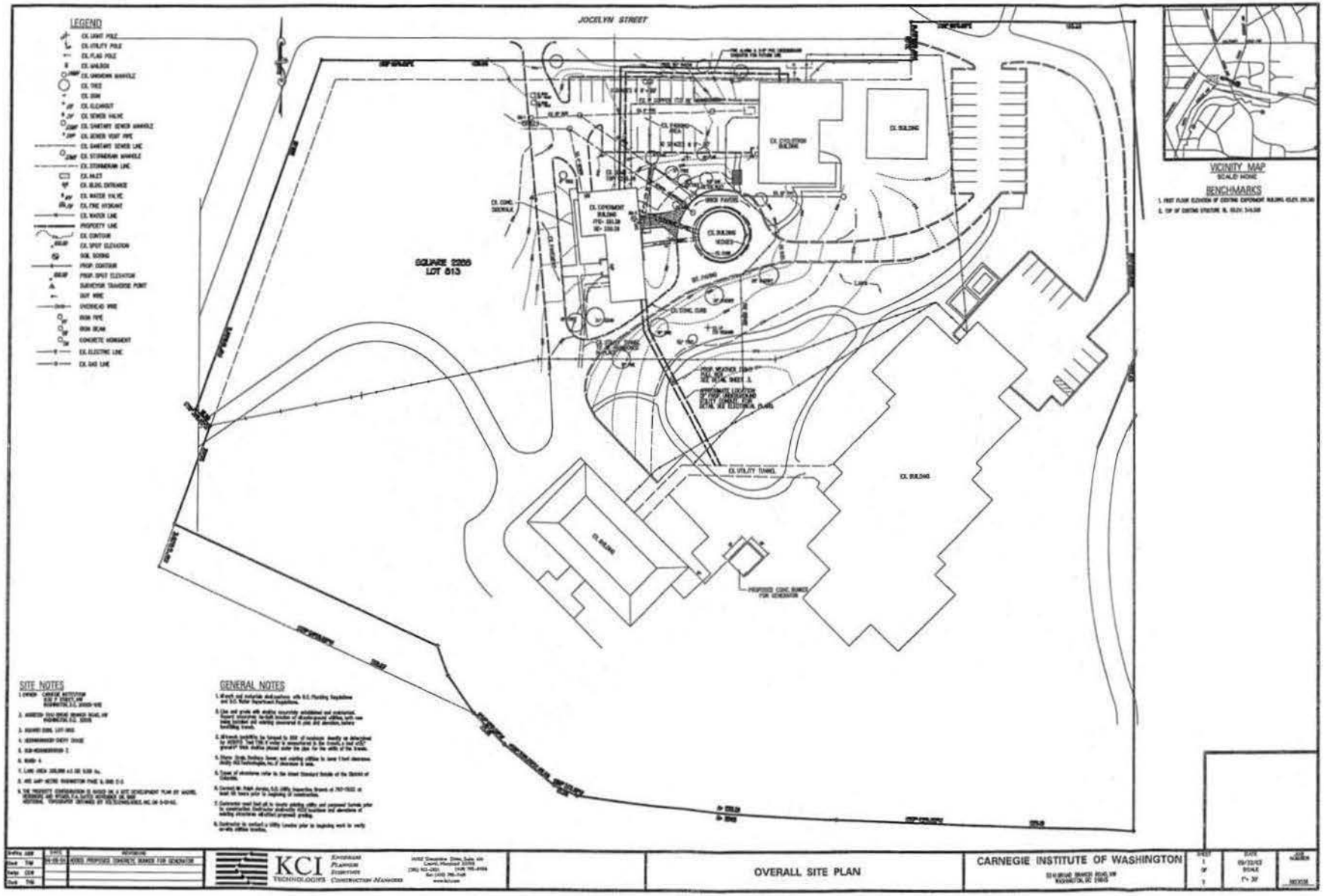
I hereby certify that all existing improvements shown hereon, are completely dimensioned, and are correctly platted; that all proposed buildings or constructions, or parts thereof, including covered porches, are correctly dimensioned and platted and agree with plans accompanying the application; that the foundation plan as shown hereon is drawn, and dimensioned accurately to the same scale as the property lines shown on this plat; and that by reason of the proposed improvements to be erected as shown hereon the size of any adjoining lot or premises is not decreased to an area less than is required by the Zoning Regulations for light and ventilation; and it is further certified and agreed that accessible parking areas where required by the Zoning Regulations will be reserved in accordance with the Zoning Regulations, and that this area has been correctly drawn and dimensioned hereon. It is further agreed that the elevation of the accessible parking area with respect to the Highway Department approved curb or alley grade will not result in a rate of grade along centerline of driveway at any point on private property in excess of 20% for single-family dwellings or flats, or in excess of 12% at any point for other buildings. (The policy of the Highway Department permits a maximum driveway grade of 12% across the public parking and the private restricted property).

Date 21 August 1995
Alfred Tudarola - architect
(Signature of owner or his authorized agent) LICENSE #4957
4 April 2002
Lynne Tudarola - architect
LICENSE #4957

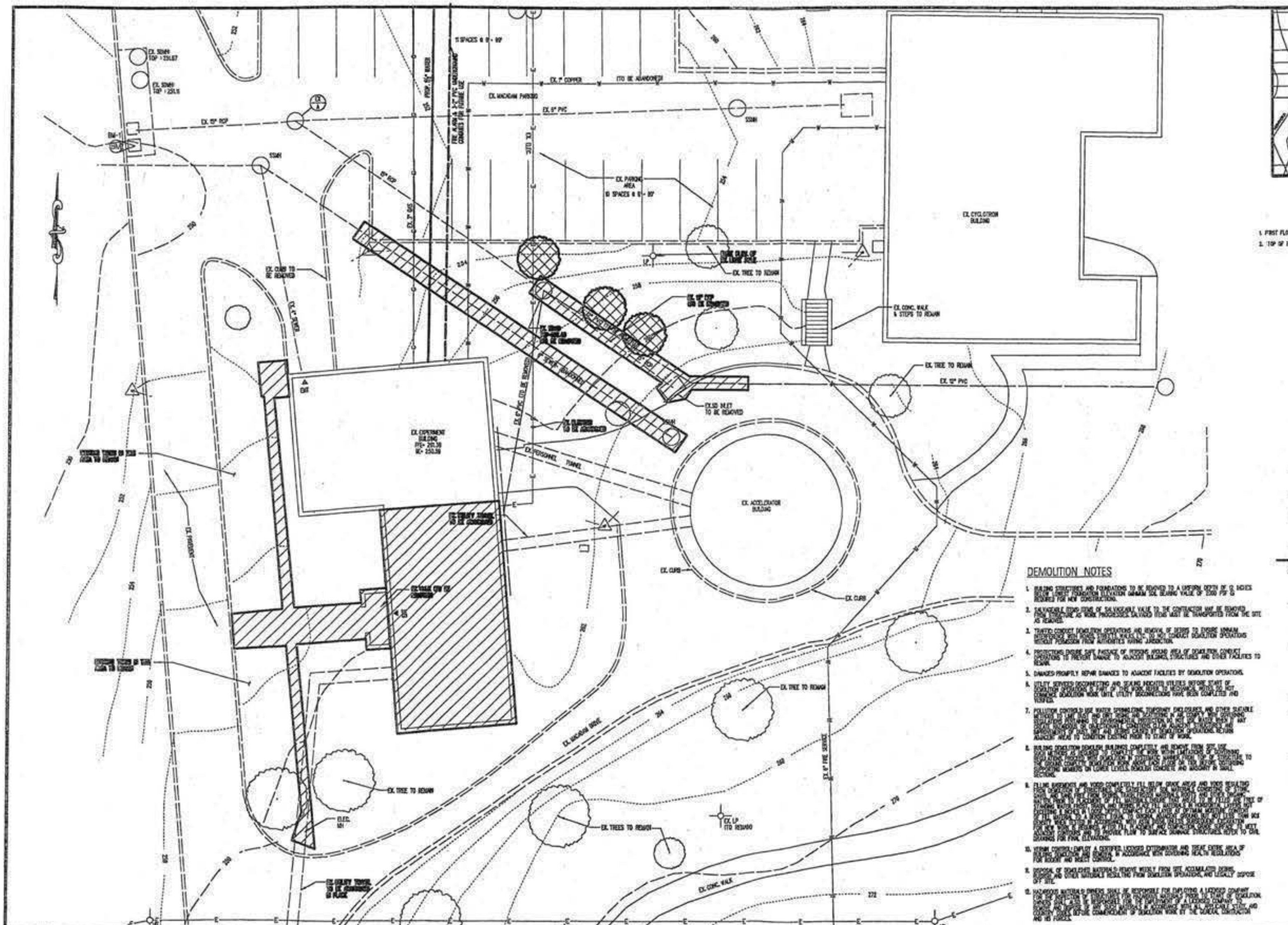
NOTE: DATA SHOWN ON ASSESSMENT AND TAXATION LOTS OR PARCELS ARE PER RECORDS OF ASSESSOR, D. C. BUT DO NOT NECESSARILY AGREE WITH DEED DESCRIPTION.



32-10



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VICINITY MAP
SCALE: NONE

BENCHMARKS

1. FIRST FLOOR ELEVATION OF EXISTING EXPERIMENT BUILDING: ELEV. 281.30
2. TOP OF EXISTING STRUCTURE 15: ELEV. 249.30

LEGEND

- EX. EXISTING
- PROP. PROPOSED
- EX. LIGHT POLE
- PROP. LIGHT POLE
- PROP. WALKWAY LIGHT
- PROP. FLOOD LIGHT
- EX. UTILITY POLE
- EX. FLAG POLE
- EX. MAILBOX
- EX. UNKNOWN MANHOLE
- EX. TREE
- EX. SIGN
- EX. CLEANOUT
- EX. SEWER VALVE
- EX. SANITARY SEWER MANHOLE
- EX. SEWER VENT PIPE
- EX. SANITARY SEWER LINE
- EX. STORMDRAIN MANHOLE
- EX. STORMDRAIN LINE
- EX. INLET
- PROP. STORMDRAIN
- EX. WATER VALVE
- EX. FIRE HYDRANT
- EX. WATER LINE
- PROPERTY LINE
- EX. CONTOUR
- EX. SPOT ELEVATION
- SOIL BORING
- PROP. CONTOUR
- PROP. SPOT ELEVATION
- SURVEYOR TRAVERSE POINT
- GUY WIRE
- OVERHEAD WIRE
- IRON PIPE
- IRON BEAM
- CONCRETE MONUMENT
- EX. ELECTRIC LINE
- EX. GAS LINE
- DOWN SPOUT
- PROPOSED PORCH COLUMNS
- PROPOSED PVC ROOF DRAIN
- EX. UTILITIES/STRUCTURES TO BE REMOVED OR GROUTED IN PLACE
- EX. TREE(S) TO BE REMOVED

DEMOLITION NOTES

1. BUILDING STRUCTURES AND FOUNDATIONS TO BE REMOVED TO A UNIFORM DEPTH OF 12 INCHES BELOW LOWEST FOUNDATION ELEVATION. MINIMUM SOIL BEARING VALUE OF 2500 PSF IS REQUIRED FOR NEW CONSTRUCTION.
2. SALVAGEABLE ITEMS: ITEMS OF SALVAGEABLE VALUE TO THE CONTRACTOR MAY BE REMOVED FROM STRUCTURE AS WORK PROGRESSES. SALVAGED ITEMS MUST BE TRANSPORTED FROM THE SITE AS REMOVED.
3. TRAFFIC: CONDUCT DEMOLITION OPERATIONS AND REMOVAL OF DEBRIS TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS, ETC. DO NOT CONDUCT DEMOLITION OPERATIONS WITHOUT PERMISSION FROM AUTHORITIES HAVING JURISDICTION.
4. PROTECTIONS: ENSURE SAFE PASSAGE OF PERSONS AROUND AREA OF DEMOLITION. CONDUCT OPERATIONS TO PREVENT DAMAGE TO ADJACENT BUILDINGS, STRUCTURES AND OTHER FACILITIES TO REMAIN.
5. DAMAGES: PROMPTLY REPAIR DAMAGES TO ADJACENT FACILITIES BY DEMOLITION OPERATIONS.
6. UTILITY SERVICES: DISCONNECTING AND SEALING INDICATED UTILITIES BEFORE START OF DEMOLITION OPERATIONS IS PART OF THIS WORK [illegible]. DO NOT COMMENCE DEMOLITION WORK UNTIL UTILITY DISCONNECTIONS HAVE BEEN COMPLETED AND VERIFIED.
7. POLLUTION CONTROLS: USE WATER SPRINKLING, TEMPORARY ENCLOSURES, AND OTHER SUITABLE METHODS TO LIMIT DUST AND DIRT [illegible] RETURN ADJACENT AREAS TO CONDITION EXISTING PRIOR TO START OF WORK.
8. BUILDING DEMOLITION: DEMOLISH BUILDINGS COMPLETELY AND REMOVE FROM SITE. [illegible] DEMOLISH CONCRETE AND MASONRY IN SMALL SECTIONS.
9. FILLING BASEMENTS AND VOIDS: COMPLETELY FILL BELOW GRADE AREAS AND VOIDS RESULTING FROM DEMOLITION OF STRUCTURES [illegible] REFER TO CIVIL DRAWINGS FOR FINAL ELEVATIONS.
10. VERMIN CONTROL: EMPLOY A CERTIFIED LICENSED EXTERMINATOR AND TREAT ENTIRE AREA OF BUILDING DEMOLITION AND REMOVAL IN ACCORDANCE WITH GOVERNING HEALTH REGULATIONS FOR RODENT AND INSECT CONTROL.
11. DISPOSAL OF DEMOLISHED MATERIALS: REMOVE WEEKLY FROM SITE ACCUMULATED DEBRIS, RUBBISH, AND OTHER MATERIALS RESULTING FROM DEMOLITION OPERATIONS, AND LEGALLY DISPOSE OFF SITE.
12. HAZARDOUS MATERIALS: OWNERS SHALL BE RESPONSIBLE FOR EMPLOYING A LICENSED COMPANY FOR THE INSPECTION OF STRUCTURES FOR HAZARDOUS MATERIALS PRIOR TO START OF DEMOLITION. [illegible] BEFORE COMMENCEMENT OF DEMOLITION WORK BY THE GENERAL CONTRACTOR AND HIS FORCES.

Drafting AWW	DATE	REVISIONS	
Check TH	04-06-04	REV. TO SHOW REMOVAL OF SD. EX. INLET	
Design GDW			
Check TH			

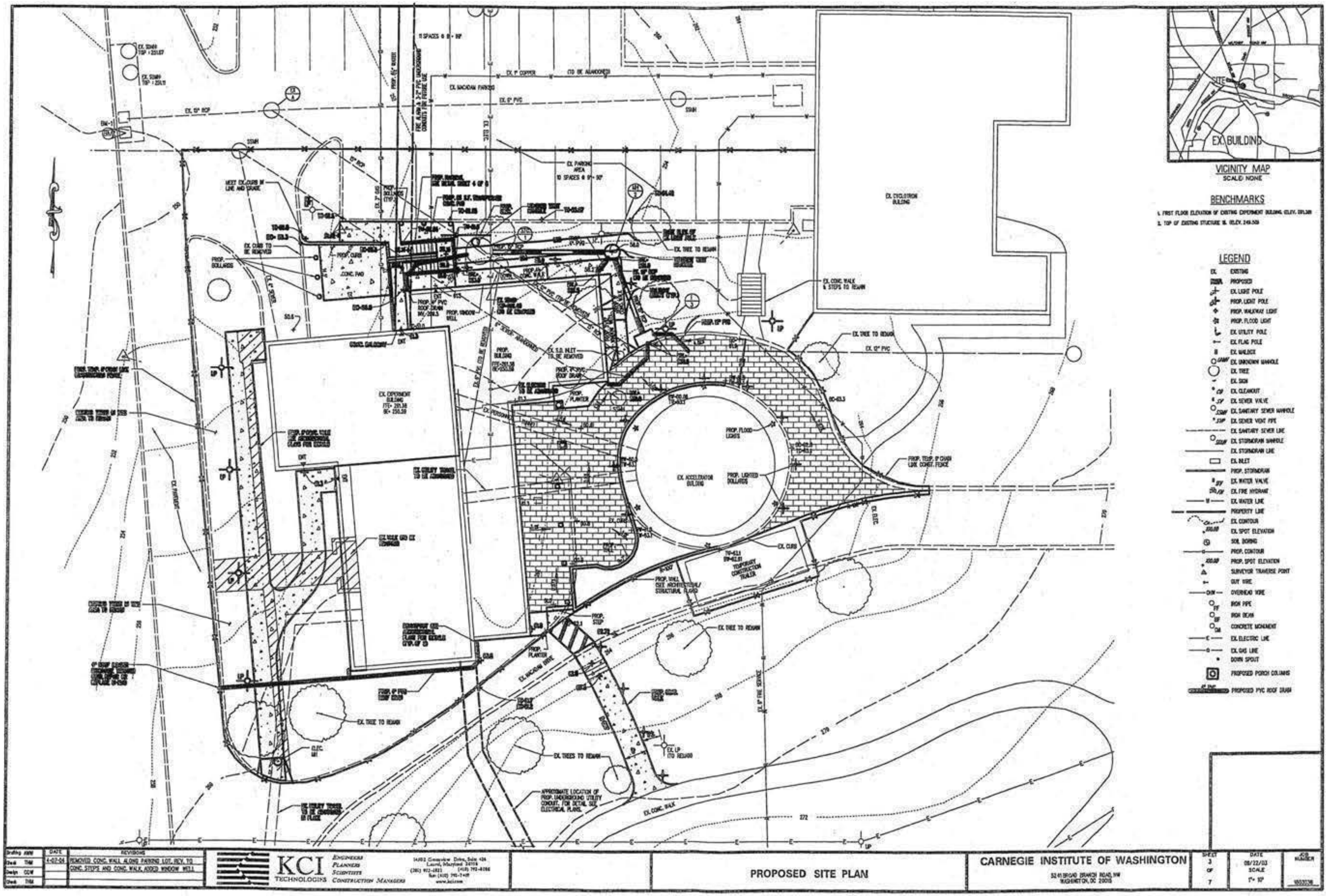
KCI TECHNOLOGIES — ENGINEERS, PLANNERS, SCIENTISTS, CONSTRUCTION MANAGERS

DEMOLITION PLAN

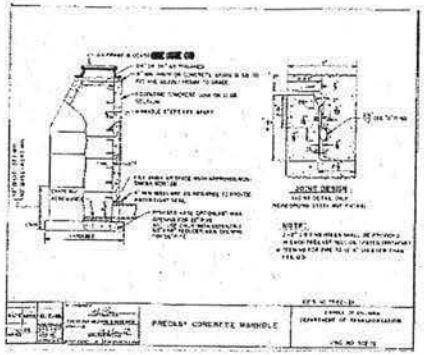
CARNEGIE INSTITUTE OF WASHINGTON
5241 BROAD BRANCH ROAD, NW
WASHINGTON, DC 20015

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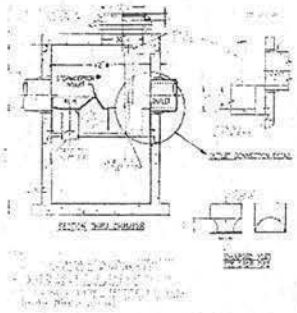
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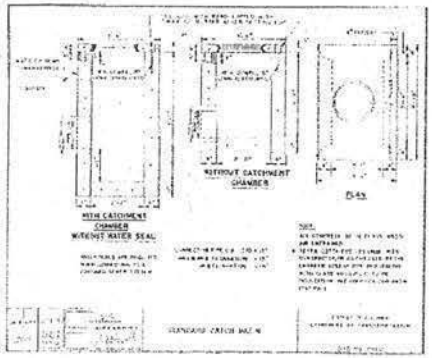


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STC 1296 Precast Concrete Stormceptor
(2901 US Gal) Capacity





Concrete Stormceptor® Order Request Form *

Contractor Information

Name
Address
City
State
Zip Code
Contact
Phone
Fax

Owner Information

Name
Phone
Fax

Stormceptor® Model

900	3600
1200	4800
1500	6000
2400	7200

Insert Size

Dbic
12"
18"
24"
Custom

Machine Number
Finish Pipe Diameter (D)
Pipe Shelf Elevation (S)
Select Pipe Invert (I)
Outlet Pipe Invert (I):
Pipe Type:
Pipe Inside Diameter (ID)
Pipe Outside Diam. (od) (OD)

Project Name: CARNEGIE INSTITUTE
Approximate total tonnage until required delivery (weeks)
Delivery Address - Street
City / State / Zip Code
Designer Company: KCI TECHNOLOGIES, INC
Designer Contact: TIM MILLER Phone: 301-317-7560 Fax: 410-792-7618

Please fax this order to Hydro Conduit c/o Cantech at (412) 795-2931
Attention: Andrew Vivacqua Phone (412) 795-9224
For Technical Assistance Please Call Stormceptor Corporation at
(301) 762-8361 or toll free at 1 (800) 762-4761

ALL LIFTING APPARATUS TO BE PROVIDED BY THE INSTALLATION CONTRACTOR

* TO BE INCLUDED ON DESIGN PLANS BY ENGINEER

MAINTENANCE NOTES
(WATER QUALITY STRUCTURE WASTE)

1. STORMCEPTOR WATER QUALITY STRUCTURE WILL REQUIRE PERIODIC CLEANING. OWNER OF THESE FACILITIES WILL HAVE TO CLEAN THEM AS NEEDED. ANTICIPATE CLEANING SCHEDULE TO ONCE PER YEAR USING A CONVENTIONAL VACUUM TRUCK.

2. MAINTENANCE OF THESE FACILITIES WILL CONSIST OF CLEANING OUT THE STORMCEPTOR AND DISPOSAL OF THE WASTE AND REPAIR OF THE FACILITY AS NEEDED. PERIODIC INSPECTIONS OF THESE FACILITIES SHOULD BE MADE BY THE OWNER.

3. THE DISPOSAL OF THE LIQUID AND SOLID WASTES SHALL BE AS FOLLOWS:
   A. ALL LIQUIDS MATERIAL OF THE STORMCEPTOR SHALL BE PUMPED INTO A VACUUM TANK TRUCK AND DISPOSED OF AT AN APPROVED SANITARY DISTRICT DISCHARGE MANHOLE OR SHALL BE TAKEN TO AN APPROVED SEWAGE TREATMENT PLANT FOR DISCHARGE.
   B. THE SOLID MATERIAL SHALL BE LANDFILLED IN AN APPROVED SANITARY LANDFILL.

4. THE INLET PIPES AND STRUCTURAL PARTS SHALL BE REPAIRED AS NEEDED.

5. STORMCEPTOR INLET AND OUTLET ASSEMBLY SHALL BE PERIODICALLY INSPECTED.

INSTALLATION

Installation Shall be per Section 4.0, Page 23 and Contractor Installation [illegible] 26a and 26b

RECOMMENDED
SEQUENCE OF CONSTRUCTION AND INSPECTOR'S CHECK-OFF LIST FOR STORMCEPTOR INSTALLATION

STAGE	DEVELOPER'S ENGINEER'S APPROVAL (INITIALS/DATE)	INSPECTOR APPROVAL (INITIALS/DATE)
[illegible]		
[illegible]		
[illegible]		
[illegible]		
[illegible]		
[illegible]		
[illegible]		

** MANDATORY NOTIFICATION / APPROVAL OF INSPECTOR PRIOR TO PROCEEDING WITH NEXT STAGE

CONSTRUCTION NOTES

1. SILT AND DEBRIS SHALL NOT BE ALLOWED DURING THE STORMCEPTOR UNTIL THE CONTRIBUTING DRAINAGE AREA HAS BEEN PERMANENTLY STABILIZED. SILT MAY BE ALLOWED TO ENTER STORMCEPTOR IF IT IS BEING USED AS A FINAL SEDIMENT CONTROL FACILITY DURING CONSTRUCTION.

2. ALL OPENINGS TO STRUCTURE SHALL BE PROTECTED WITH THE APPROPRIATE SEDIMENT CONTROL MEASURES DURING CONSTRUCTION.

3. THE STORMCEPTOR MUST BE PUMPED OUT AND CLEANED AT THE END OF THE CONSTRUCTION PHASE OF THE PROJECT.

4. STORMCEPTOR AND HANDLE FRAME AND COVER ARE NOT TO BE TRANSPORT FRAME AND COVER.

STATEMENT BY PERSON RESPONSIBLE FOR MAINTENANCE

The undersigned agrees to maintain and operate the discharge facilities in such a manner as to comply with the provisions of Section 526 through 535 of DCMR-21, Chapter 5. Responsibility for maintenance and operation may be transferred to another entity upon written notice to the Watershed Protection Division of the Department of Health from the undersigned and the entity assuming responsibility, certifying that the transfer of responsibility for maintenance and operation in compliance with Section 526 through 535 of DCMR-21, Chapter 5 has been accepted.

Signature of the person responsible for maintenance (it may be the applicant)

Name and Title (please type)

Address

Date Phone No.

STATEMENT BY PROFESSIONAL ENGINEER REGISTERED IN THE DISTRICT OF COLUMBIA

This is to certify that the engineering features of this stormwater discharge facility have been designed/examined by me and found to be in conformity with modern engineering principles applicable to the treatment and disposal of stormwater pollutants. I further certify that the facility has been designed in accordance with the specification required under Section 526 through 535 of DCMR-21, Chapter 5. It is also stated that the undersigned has furnished the applicant with a set of instructions for the maintenance and operation of the stormwater discharge facility.

Affix Seal

Name and Title (please type)

Address

Date Phone No.

RECOMMENDED INSPECTION NOTES: PRECAST CONCRETE STORMCEPTOR

1. PRIOR TO THE START OF INSTALLING THE STORMCEPTOR, THE OWNER, CONTRACTOR AND INSPECTOR SHALL HOLD A PRE-CONSTRUCTION MEETING.

2. THE INSPECTOR SHOULD BE NOTIFIED AT EACH OF THE FOLLOWING STAGES:
   A. APPROVAL OF EXCAVATION, PREPARE A COMPACTED GRAVEL BED AT THE BOTTOM OF THE EXCAVATION (6" DEEP). ENSURE PROPER COMPACTION OF BASE.
   B. PLACE STORMCEPTOR IN EXCAVATION AT CORRECT ELEVATION AND AT CORRECT ALIGNMENT AND GRADE FOR INLET AND OUTLET STORM DRAINS. LEVEL UNIT. INSTALL BASE AND LOWER TANK (INDICATING SEAM), MIDDLE SECTION WITH STORMCEPTOR INSERT, RISER SECTION, TOP SLAB WITH PERSONWAY, LEVELING RINGS AND MANHOLE FRAME AND COVER.
   C. BACKFILL STORMCEPTOR WITH SUITABLE NATIVE SOIL AND ORGANIC OR TOPSOIL IS TO BE USED FOR BACKFILL. UNCOILED AND COMPACT IN 8 INCH LIFTS. BACKFILL SHALL BE TO PROPER DENSITY.
   D. WHEN SITE IS PERMANENTLY STABILIZED AND SEDIMENT CONTROL MEASURES HAVE BEEN REMOVED AND STABILIZED, FROM THE STORMCEPTOR WILL BE PUMPED OUT AND CLEANED AND PLACED IN OPERATION.

3. FINAL INSPECTION

AS MANUFACTURED BY CSR HYDRO CONDUIT AND STORMCEPTOR CORPORATION. MODEL STC-1600 or STC-7200, PRECAST CONCRETE STORMCEPTOR UNIT.
FOR TECHNICAL INFORMATION CALL STORMCEPTOR AT 301-762-8361
TO ORDER CONTACT CSR HYDRO CONDUIT REPRESENTATIVE,
AT 909-357-2109 OR FAX ORDER TO 909-357-1076

AS-BUILT CERTIFICATION BY PROFESSIONAL ENGINEER

Within 21 days after completion of construction of the stormwater discharge facility, please send this page to the Watershed Protection Division - Department of Health.

1. Stormwater discharge facility information:

Source Name
Source Location Street
City
NOA Permit No.
Date Issued

2. As Built Certification

I hereby certify that stormwater discharge facility has been built substantially in accordance with the approved plans and specifications, and that any substantial deviations having been utilized prevent the system from functioning in compliance with the requirements of Section 526 through 535 of DCMR-21, Chapter 5 when properly maintained and operated. Those determinations have been based upon on-site observation of construction, scheduled and conducted by me or by a project representative under my direct supervision. I have enclosed one set of as-built engineering drawings.

Signature of Engineer

Affix Seal

Name (Please Type) D.C. Reg. No.
Company Name
Company Address
Date Phone No.

Substantial deviations from the approved plans and specifications (attach additional sheets if required).

Drafting	JMW	DATE	REVISIONS
Check	TMM		
Design	CDW		
Check	TMM		

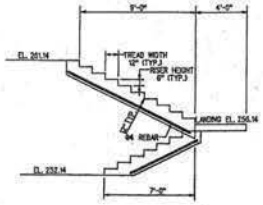
KCI TECHNOLOGIES — Engineers, Planners, Scientists, Construction Managers
14103 Crosswick Drive, Suite 104, Laurel, Maryland 20707
(301) 953-1021 (410) 792-4100 Fax: (410) 792-7149 www.kci.com

STORM DRAIN DETAILS

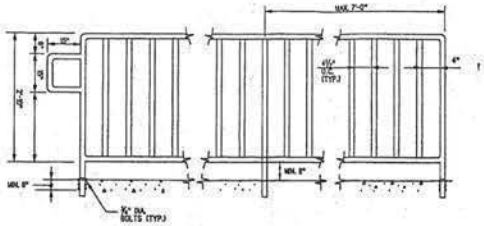
CARNEGIE INSTITUTE OF WASHINGTON
5241 RIGGS (RANCH ROAD, NW
WASHINGTON, DC 20015

SHEET 4 OF 7
DATE 08/22/03
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JOB NUMBER 1603036

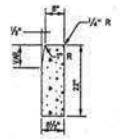
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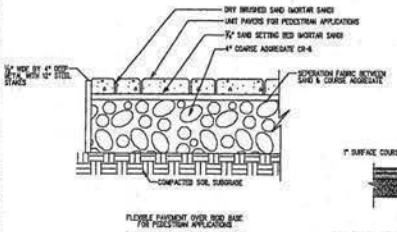
CONCRETE STAIRWAY DETAIL
SCALE 1" = 40"



HANDRAIL DETAIL
NOT TO SCALE

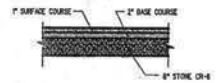


TYPE 'B' CURB & GUTTER
NOT TO SCALE

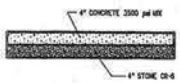


FLEXIBLE PAVEMENT OVER ROAD BASE FOR PEDESTRIAN APPLICATIONS

PAVER SETTING DETAIL
NOT TO SCALE



TYPICAL BITUMINOUS PAVING SECTION
NOT TO SCALE



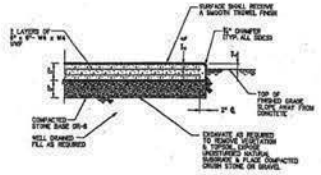
CONCRETE SIDEWALK SECTION
NOT TO SCALE

STRUCTURE SCHEDULE					
STRUCTURE NUMBER	TYPE	TOP ELEV.	INVERT OUT	INVERT IN	REMARK
STC-1	STORMCEPTOR	258.0	248.21	248.21	STC 1000
MH-2	MANHOLE	258.0	252.83	248.59	DOW.NO.303.02
I-3	INLET	260.2	252.32	———	DWG.NO.303.01

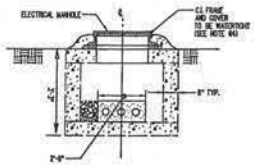
NOTE: ALL STRUCTURES TO BE PRE-CAST CONCRETE.

PIPE SCHEDULE			
FROM	TO	TYPE	LENGTH (FT)
EX-1	STC-1	6" RCP CL IV	18
STC-1	MH-2	8" RCP CL IV	33
MH-2	I-3	6" RCP CL IV	71

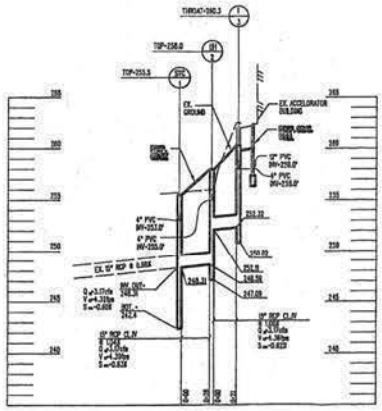
PIPE SUMMARY TABLE		
SIZE	TYPE	LENGTH
12"	RCP CL IV	49'
	TOTAL	49'



CONCRETE PAD DETAIL
NOT TO SCALE



PULL BOX DETAIL
NOT TO SCALE



STORM DRAIN PROFILE 1
SCALE: HORIZONTAL = 1"=50'
VERTICAL = 1"=5'

Drafting	ASW
Check	TMI
Design	CDW
Check	TMI

NO.	DATE	REVISIONS
	6-30-04	REVISIONS TO CONC. STEP DETAIL AND STORM DRAIN PROFILE

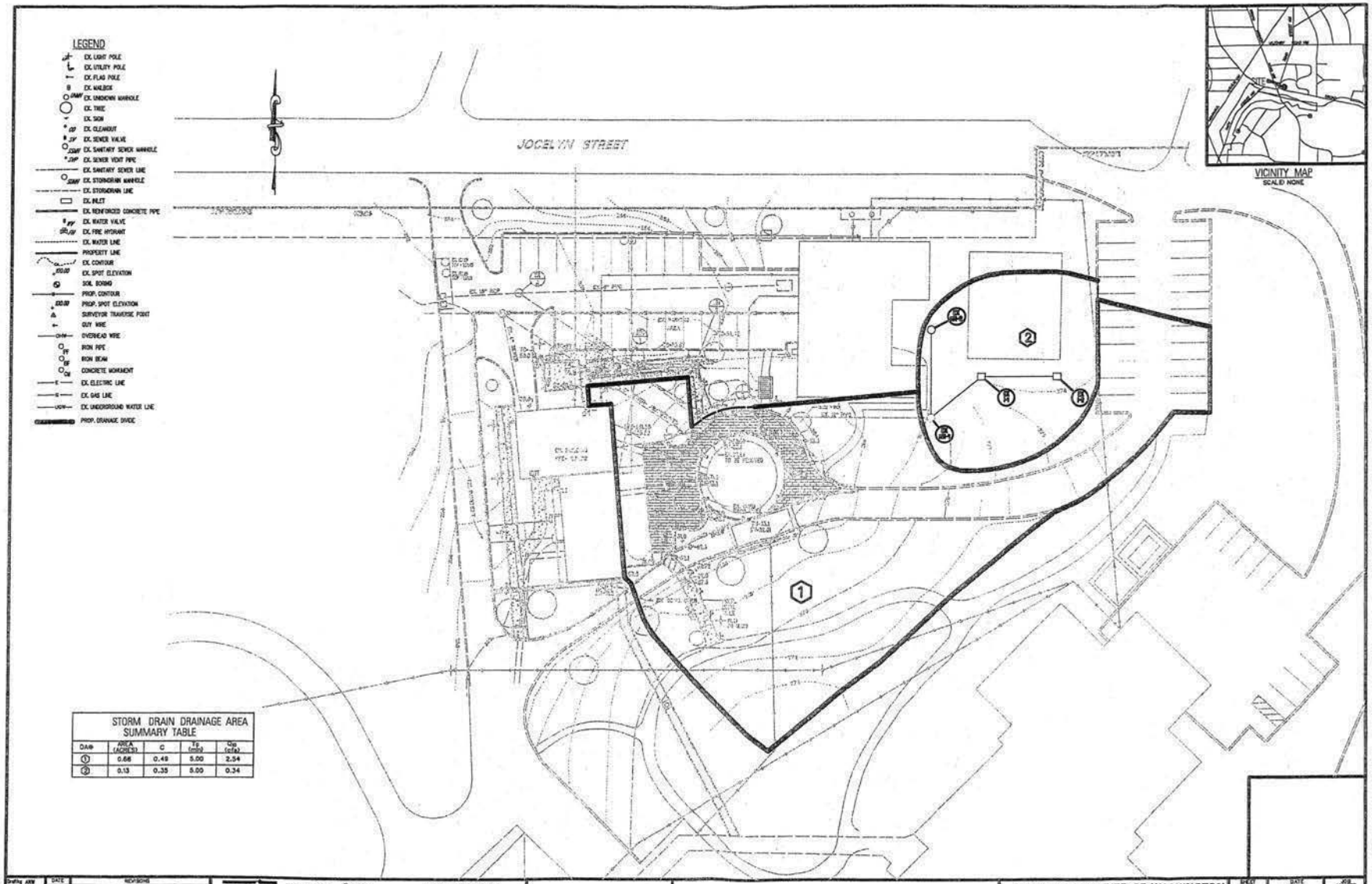
KCI TECHNOLOGIES — Engineers, Planners, Scientists, Construction Managers
14502 Greenview Drive, Suite 404, Laurel, Maryland 20708
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SITE DETAILS

CARNEGIE INSTITUTE OF WASHINGTON
5241 BROAD BRANCH ROAD, NW
WASHINGTON, DC 20015

SHEET	OF	DATE	SCALE	JOB NUMBER
5	7	05/22/03	NOT TO SCALE	1603036

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STORM DRAIN DRAINAGE AREA SUMMARY TABLE				
DA#	AREA (ACRES)	C	Tc (min)	Qdp (cfs)
①	0.68	0.49	5.00	2.54
②	0.13	0.35	5.00	0.34

Drafting ARW	DATE	REVISIONS
Check TAM		
Design CCW		
Check TAM		

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DRAINAGE AREA MAP

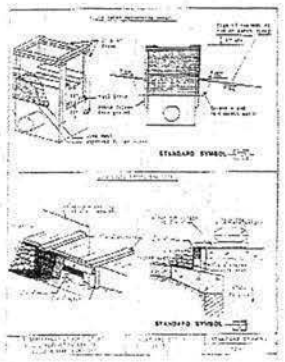
CARNEGIE INSTITUTE OF WASHINGTON
5241 BROAD BRANCH ROAD NW
WASHINGTON, DC 20015

SHEET	OF	DATE	SCALE	JOB NUMBER
8	7	09/22/03	1"= 20'	1603036

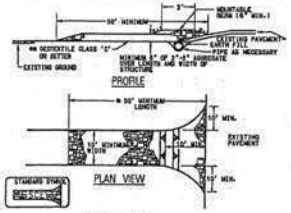
...\1603036\drawings\C5-101DD.dgn 4/16/2004 2:19:12 PM

CONSTRUCTION SPECIFICATIONS

1. Materials
   a. Wooden frame is to be constructed of 2" x 4" construction grade lumber.
   b. Wire mesh must be of sufficient strength to support filter fabric and anchored securely to the inlet. with water fully impounded against it.
   c. Filter cloth must be of a type approved for this purpose resistant to sunlight with sieve size, EOS, 40-85, to allow sufficient passage of water removal of sediment.
   d. Stone is to be 2" in size and clean since fines would clog the cloth.



STABILIZED CONSTRUCTION ENTRANCE DETAIL



GENERAL NOTE

TOTAL DISTURBED AREA = 18,719 S.F.
VOLUME OF CUT IN CUBIC YARDS =
None
VOLUME OF FILL IN CUBIC YARDS =
None

CONSTRUCTION SPECIFICATIONS

1. Length - minimum of 50' (*40' for single residence lot).
2. Width - 10' minimum, should be flared at the existing road to provide a turning radius.
3. Geotextile fabric (filter cloth) shall be placed over the existing ground prior to placing stone. Where plan approval authority may not require single family residences to use geotextile.
4. Stone - crushed aggregate (2" to 3") or recycled or recycled concrete equivalent shall be placed at least 6" deep over the length and width of the entrance.
5. Surface Water - all surface water flowing to or diverted toward construction entrances shall be piped through the entrance, maintaining positive drainage. Pipe installed through the stabilized construction entrance shall be protected with a mountable berm with 5:1 slopes and a minimum of 6" of stone over the pipe. Pipe has to be sized according to the drainage. When the site is located on a high knoll and has no drainage to convey a pipe will not be necessary. Pipe should be sized according to the amount of runoff to be conveyed. A 6" minimum will be required.
6. Location - A stabilized construction entrance shall be located at every point where construction traffic enters or leaves a construction site. Vehicles leaving the site must travel over the entire length of the stabilized construction entrance.

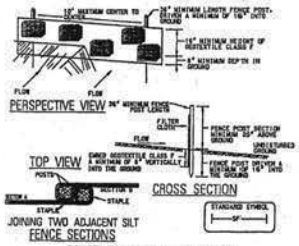
EROSION CONTROL NOTES

1. A sediment and erosion control method 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 on on-site inspection reveals further erosion control measures are necessary, the same shall be provided.
2. All debris is to be removed from site.
3. Alley and/or streets/sidewalks shall be swept clean at all times during excavation and construction.
4. All catch basins and grate areas shall be protected during excavation and construction.
5. If any catch basins and drain basins clogged as a result of excavation or construction the contractor shall be responsible for its cleaning.
6. When sediment trap/sediment tank has reached 67 % capacity, clean out of same is required.
7. Any stockpiling, regardless of location shall be stabilized and covered with plastic or canvas. other it's satisfactorent and for duration of the project.
8. After razze or demolition, there is the need for ground cover to prevent erosion and sediment runoff from occurring. Such as seed, sod, peas, bricker or mulch, etc.
9. Total disturbed area 18,800 s.f.

CONSTRUCTION SEQUENCE

Meet with inspector for pre-construction meeting..... 1 Day
Install sediment control measures..... 1 Week
With inspectors approval grade site within the limit of disturbance. Grade as much as the building pad as portible without the retaining wall..... 2 Weeks
Install underground gas, electric, water north of the proposed building..... 2 Weeks
Install concrete and brick walls north of building and 4 accelerator buildings..... 2 Weeks
Bring grade up to finished grade. Remove abandoned 6" sewer and storm drain from ex-manhole A to 1-A as shown on plan. Install storm drain..... 2 Weeks
Construct building..... 2 Months
Install remaining underground utilities..... 2 Weeks
Install paving and sidewalk..... 2 Days
Install lighting..... 2 Days
Stabilize all disturbed areas..... 1 Week
With inspectors approval remove sediment control measures..... 1 Week

SILT FENCE DETAIL



JOINING TWO ADJACENT SILT FENCE SECTIONS

CONSTRUCTION SPECIFICATIONS

1. Fence posts shall be a minimum of 36" long driven 16" minimum into the ground. Wood posts shall be 1½" x 1½" square (minimum cut), or 1¾" (minimum round) and shall be of sound quality hardwood. Steel posts will be standard T or U section weighting not less than 1.00 pond per linear foot.
2. Geotextile shall be fastened securely to each fence post with wire ties or staples at top and mid-section and should meet the following requirements for Geotextile Class F:

Tensile Strength	50 lbs/in (min.)	Test= MSMT 509
Tensile Modulus	20 lbs/in (min.)	Test= MSMT 509
Flow Rate	0.3 gal/ ft² / minute (max.)	Test= MSMT 322
Filtering Efficiency	75% (min.)	Test= MSMT 322

3. Where ends of geotextile fabric come together, they shall be overlapped, folded and stapled to prevent sediment bypass.
4. Silt fence shall be inspected after each rainfall event and maintained when bulges occur or when sediment accumulation reached 50% of the fabric height.

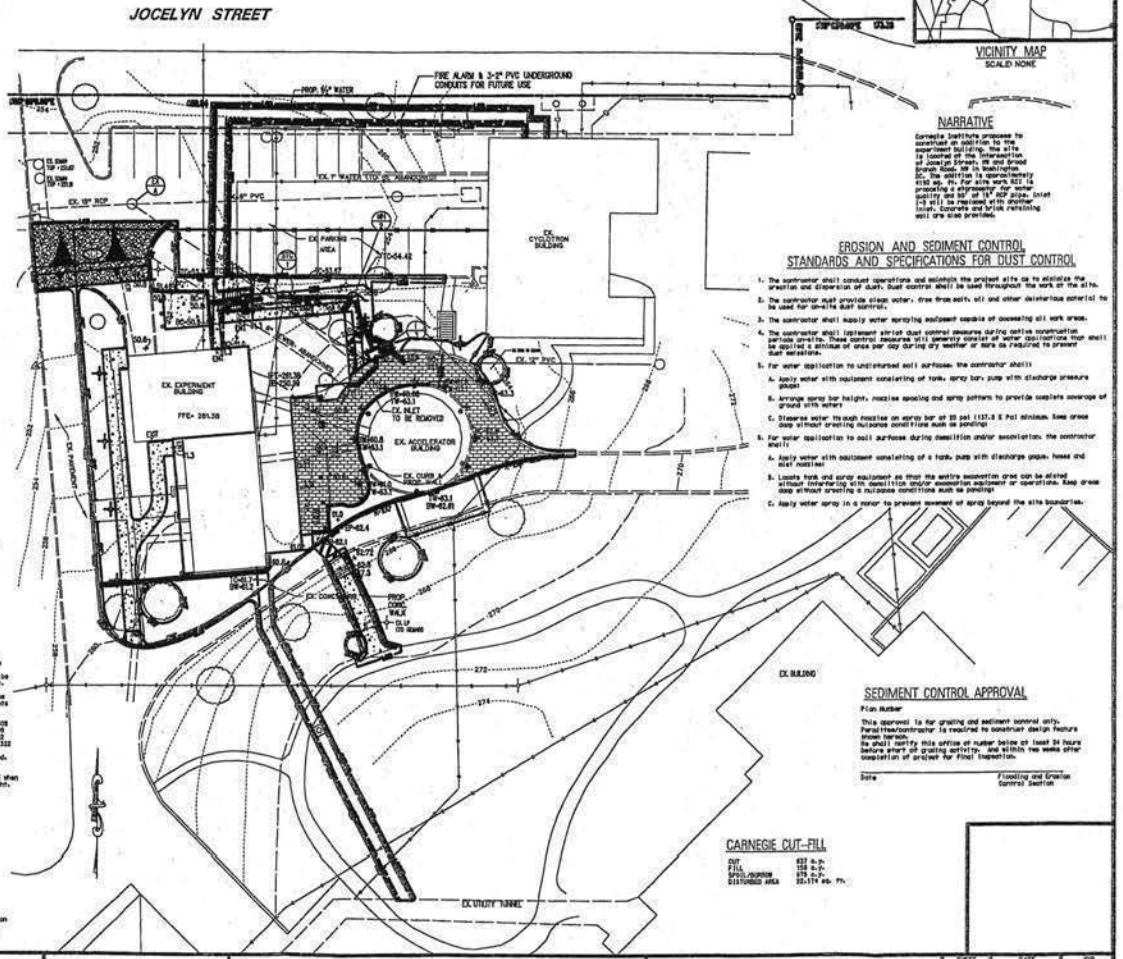
SILT FENCE DESIGN CRITERIA

Slope Steepness	(Maximum) Slope Length	(Maximum) Silt Fence Length
Flatter than 50:1	unlimited	unlimited
50:1 to 10:1	125 feet	1,000 feet
10:1 to 5:1	100 feet	750 feet
5:1 to 3:1	60 feet	500 feet
3:1 to 2:1	40 feet	250 feet
2:1 and steeper	20 feet	125 feet

Note: In areas of less than 2% slope and sandy soils (USDA general classification system, soil Class A) maximum slope length and silt fence length will be unlimited. In these areas a silt fence may be the only perimeter control required.

LEGEND

EXISTING TREE LINE
PROPOSED TREE LINE
EXISTING GRADE — 140 —
PROPOSED GRADE — 142 —
LIMIT OF DISTURBANCE — LOD —
SILT FENCE — SF —
STABILIZED CONSTRUCTION ENTRANCE — SCE —
BLAZE ORANGE FENCE — BOF —
SUPER SILT FENCE — SSF —





VICINITY MAP
SCALE: NONE

NARRATIVE

Carnegie Institute proposes to construct an addition to the experiment building. the site is located at the intersection of Jocelyn Street, 5th and Broad branch Road, NW in Washington DC. The addition is approximately 4150 sq. Ft. For site work 822 is proposing a storm water for water quality and 55' of 15" RCP pipe. Inlet 1-A will be replaced with another inlet. Concrete and brick retaining wall are also provided.

EROSION AND SEDIMENT CONTROL STANDARDS AND SPECIFICATIONS FOR DUST CONTROL

1. The contractor shall conduct operations and maintain the project site as to minimize the creation and dispersion of dust. Dust control shall be used throughout the work of the site.
2. The contractor must provide clean water, free from salts, oil and other deleterious material to be used for on-site dust control.
3. The contractor shall supply water spraying equipment capable of covering all work areas.
4. The contractor shall implement strict dust control measures during active construction periods (trails). These control measures will generally consist of water applications that shall be applied a minimum of once per day during dry weather or more as required to prevent dust emissions.
5. For water application to undisturbed soil surfaces, the contractor shall:
   A. Apply water with equipment consisting of tank, spray bar, pump with discharge pressure gauge.
   B. Arrange spray bar height, nozzles spacing and spray pattern to provide complete coverage of ground with water.
   C. Dispense water through nozzles on spray bar at 20 psi (137.9 K Pa) minimum. Keep areas damp without creating nuisance conditions such as ponding.
6. For water application to soil surfaces during demolition and/or excavation, the contractor shall:
   A. Apply water with equipment consisting of a tank, pump with discharge gages, hoses and mist nozzles.
   B. Locate tank and spray equipment so that the entire excavation area can be misted without interfering with demolition and/or excavation equipment or operations. Keep areas damp without creating a nuisance conditions such as ponding.
   C. Apply water spray in a manor to prevent movement of spray beyond the site boundaries.

SEDIMENT CONTROL APPROVAL

Plan Number

This approval is for grading and sediment control only. Permittee/contractor is required to construct design feature shown herein.
He shall notify this office at number below at least 24 hours before start of grading activity. and within two weeks after completion of project for final inspection.

Date

Flooding and Erosion Control Section

CARNEGIE CUT-FILL

CUT	837 c.y.
FILL	158 c.y.
SPOIL/EXCESS	679 c.y.
DISTURBED AREA	32,174 sq. ft.

Drafting	DATE	REVISIONS
Check: TMH	6-28-04	REMOVED CONC. WALL ALONG PARKING LOT, REV. TO
Design: CDW		CONC. STEPS AND CONC. WALK, ADDED WINDOW WELL
Check: TMH		

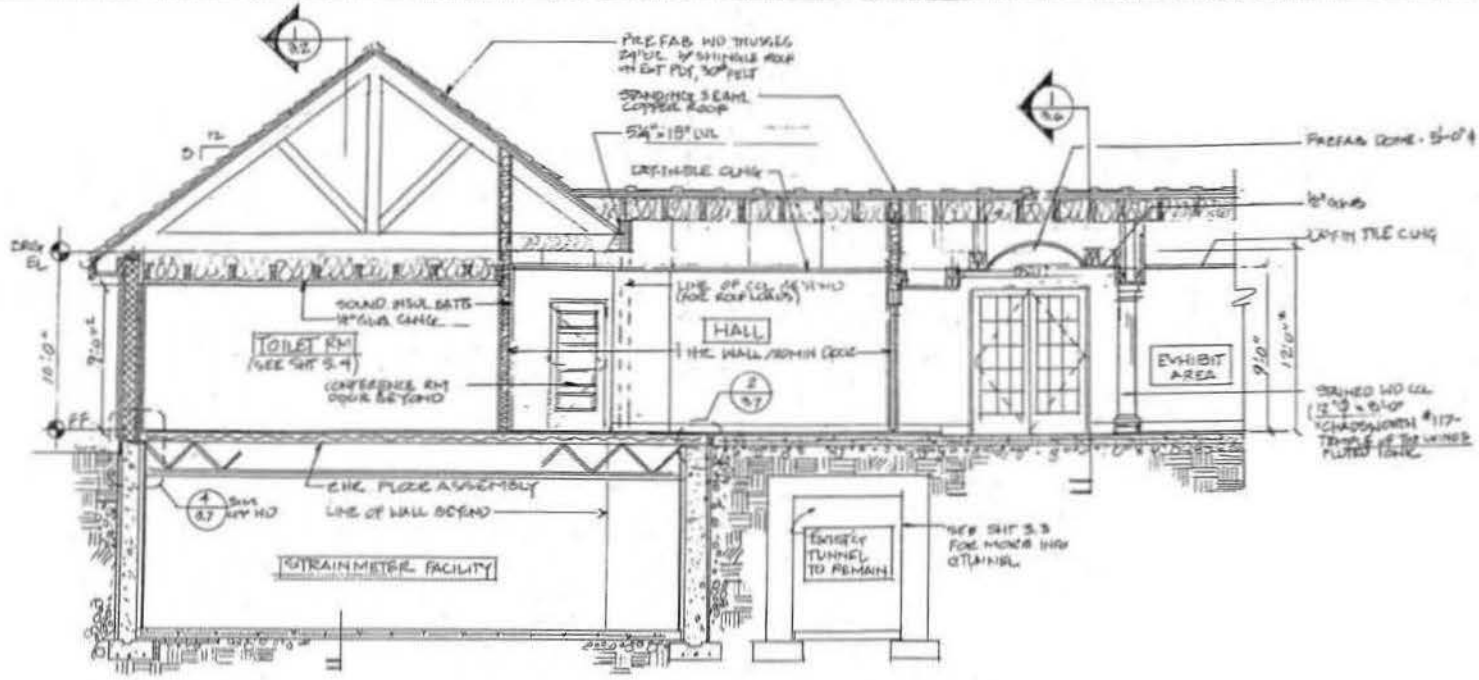
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SEDIMENT & EROSION CONTROL PLAN

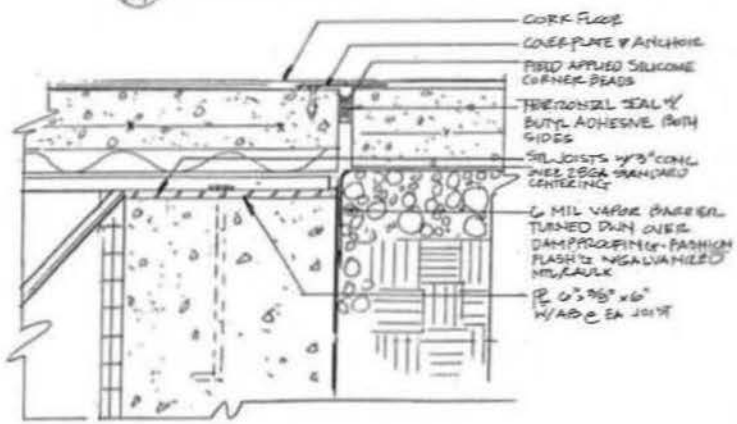
CARNEGIE INSTITUTE OF WASHINGTON
5241 BROAD BRANCH ROAD, NW
WASHINGTON, DC 20015

SHEET	DATE	JOB NUMBER
7 OF 7	05/22/03 SCALE 1" = 20'	1603036

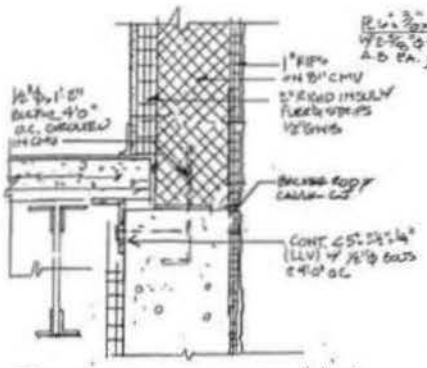
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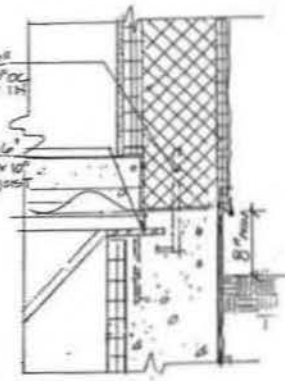
1/37 SECTION 1/4"=1'-0"



2/3.7 SECTION DETAIL 3"=1'-0"



3/3.7 DETAIL 1½"=1'-0"



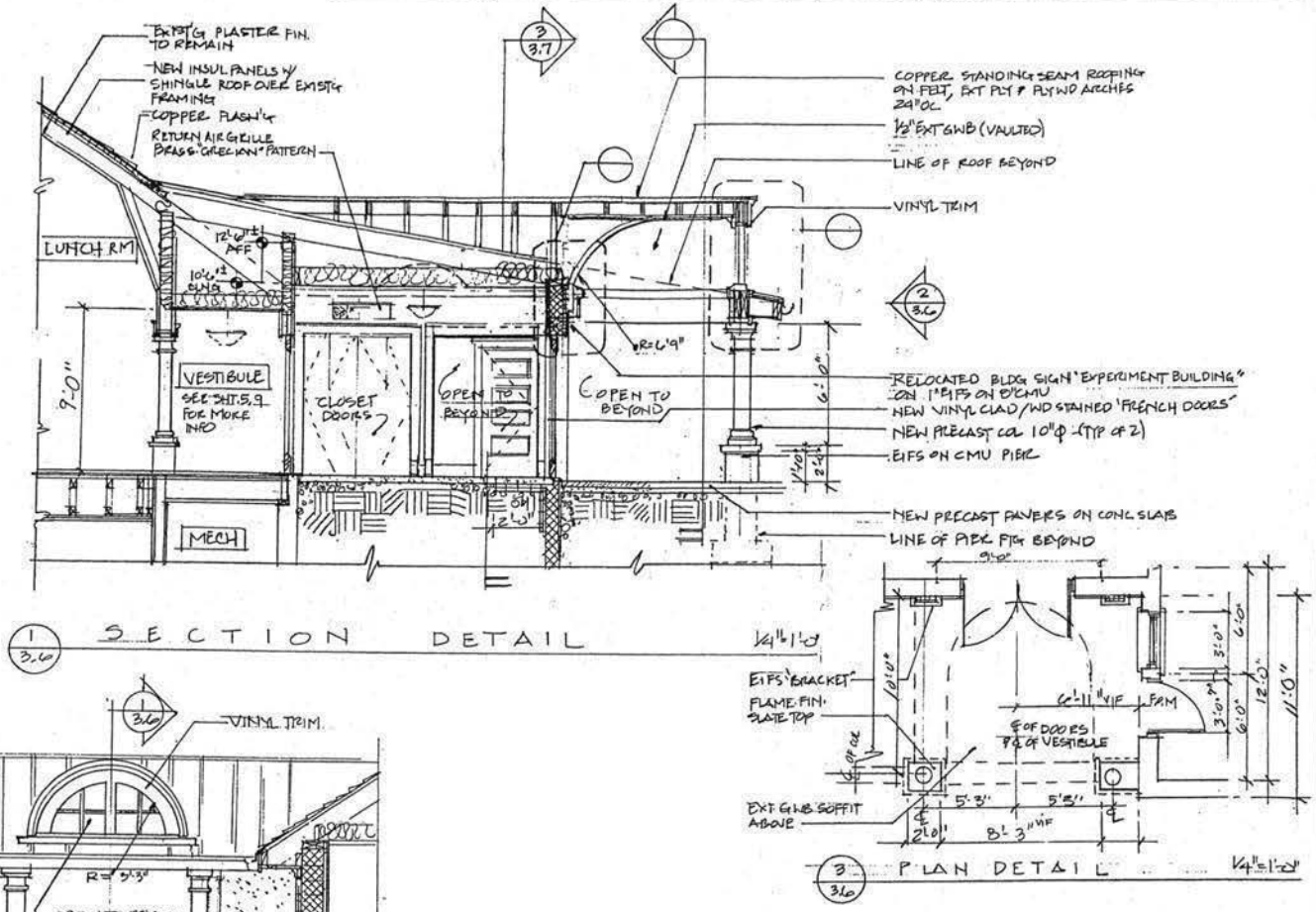
4/3.7 DETAIL 1½"=1'-0"

ARCHEUS STUDIO

Experiment Building – Modification
The Carnegie Institution of Washington

PROJECT NO.
0014
ISSUE DATE
21 May 03
15 Sept 03

3.7
Section @ Hall



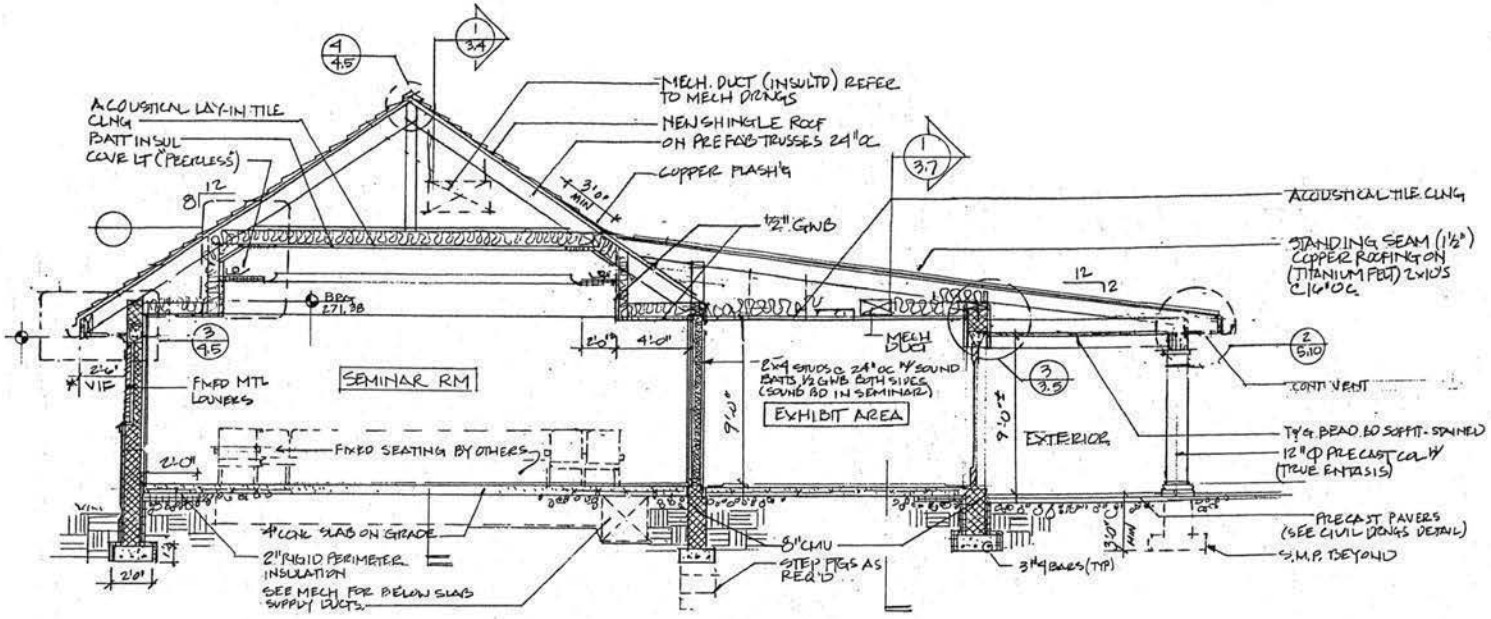
ARCHEUS STUDIO

3417 Shepherd Street
Chevy Chase, MD 20815
301-654-8021

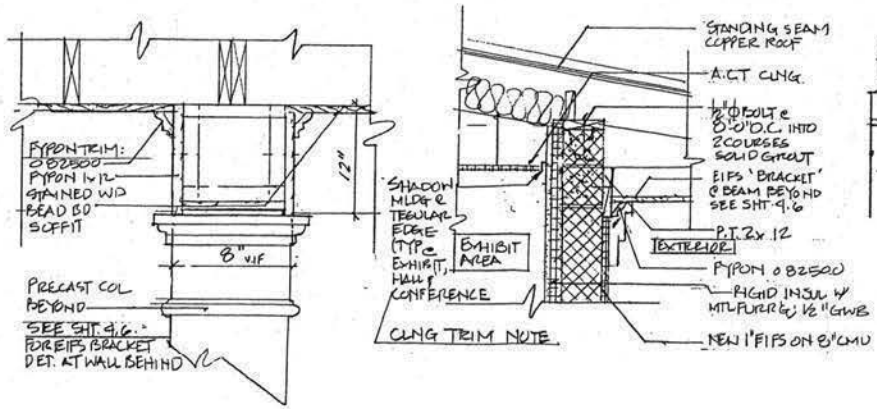
Experiment Building – Modification
The Carnegie Institution of Washington

PROJECT NO.
0014
ISSUE DATE
12 SEPT 03

3.6
Section @ Foyer



1/3.5 SECTION 1/4"=1'-0"



2/3.5 BULKHEAD DETAIL 1½"=1'-0"

3/3.5 SECTION DETAIL ¾"=1'-0"

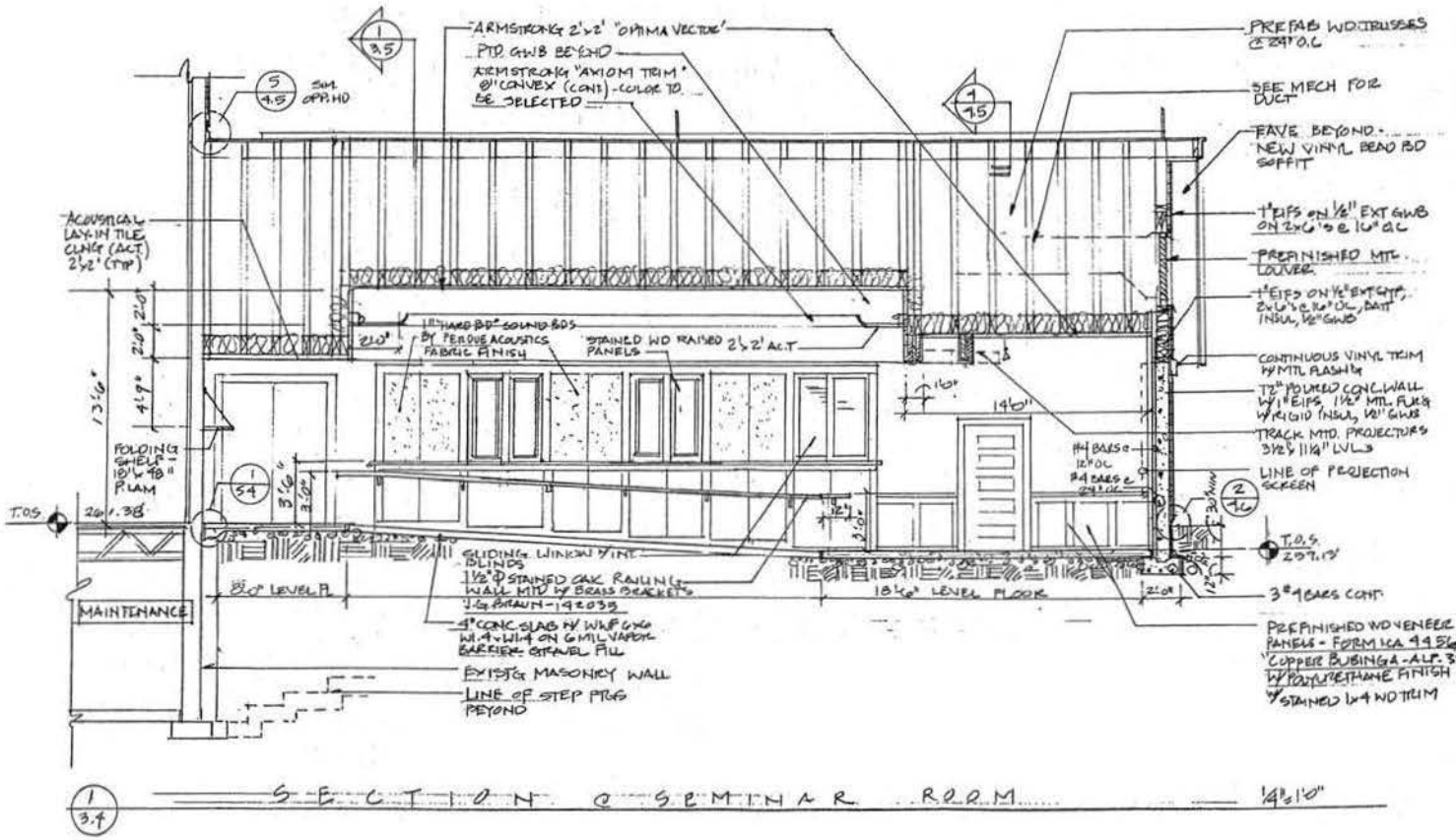
4/3.5 SECTION DETAIL ¾"=1'-0"

ARCHEUS STUDIO
3417 Shepherd Street
Chevy Chase, MD 20815
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Experiment Building – Modification
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21 AUG 03
12 SEPT 03

3.5
Section @ Seminar/Exhibit



ARCHEUS STUDIO

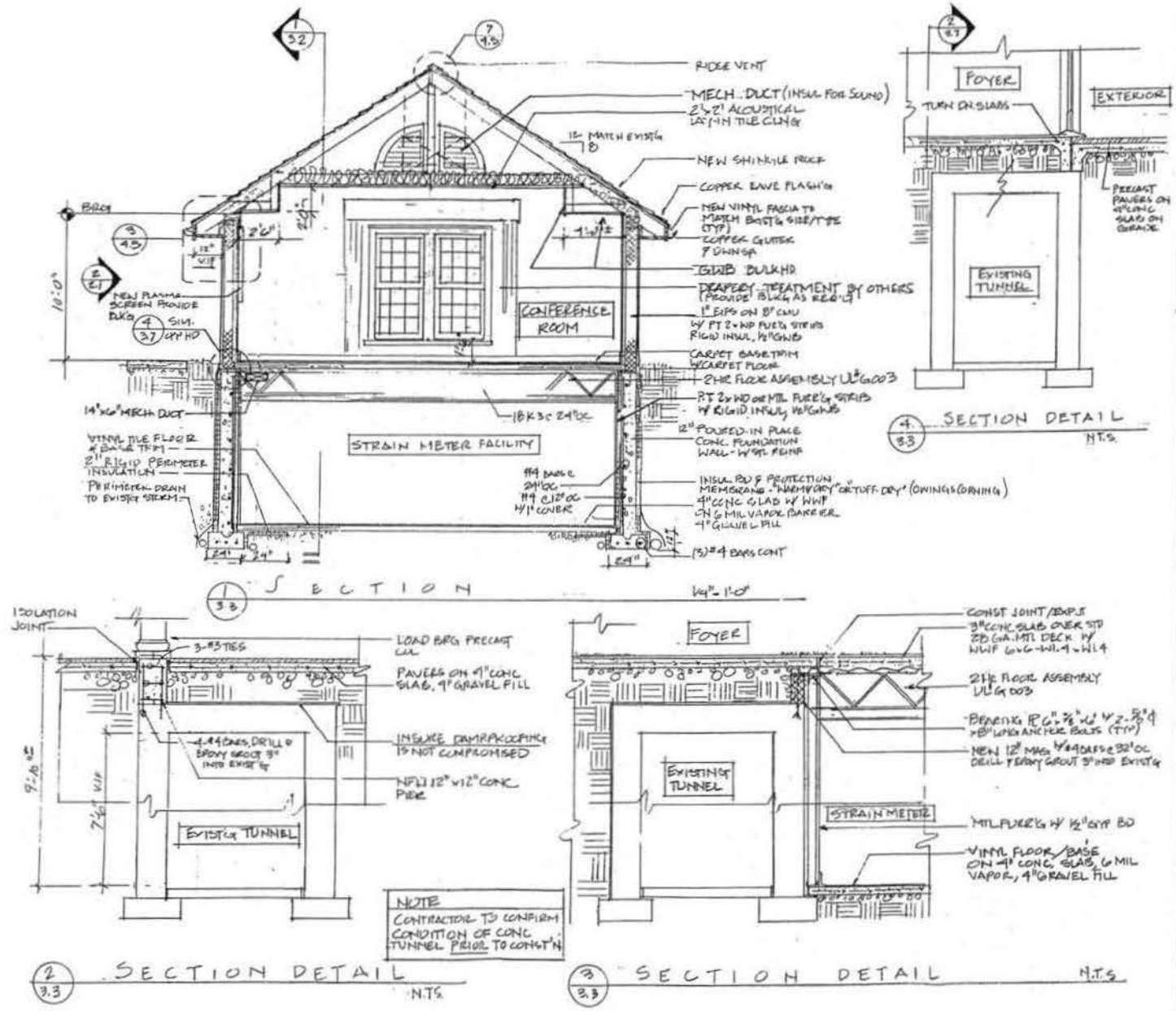
2417 Stanford Street
Chevy Chase, MD 20815
301-654-6621

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3.4
Section @ Seminar Rm



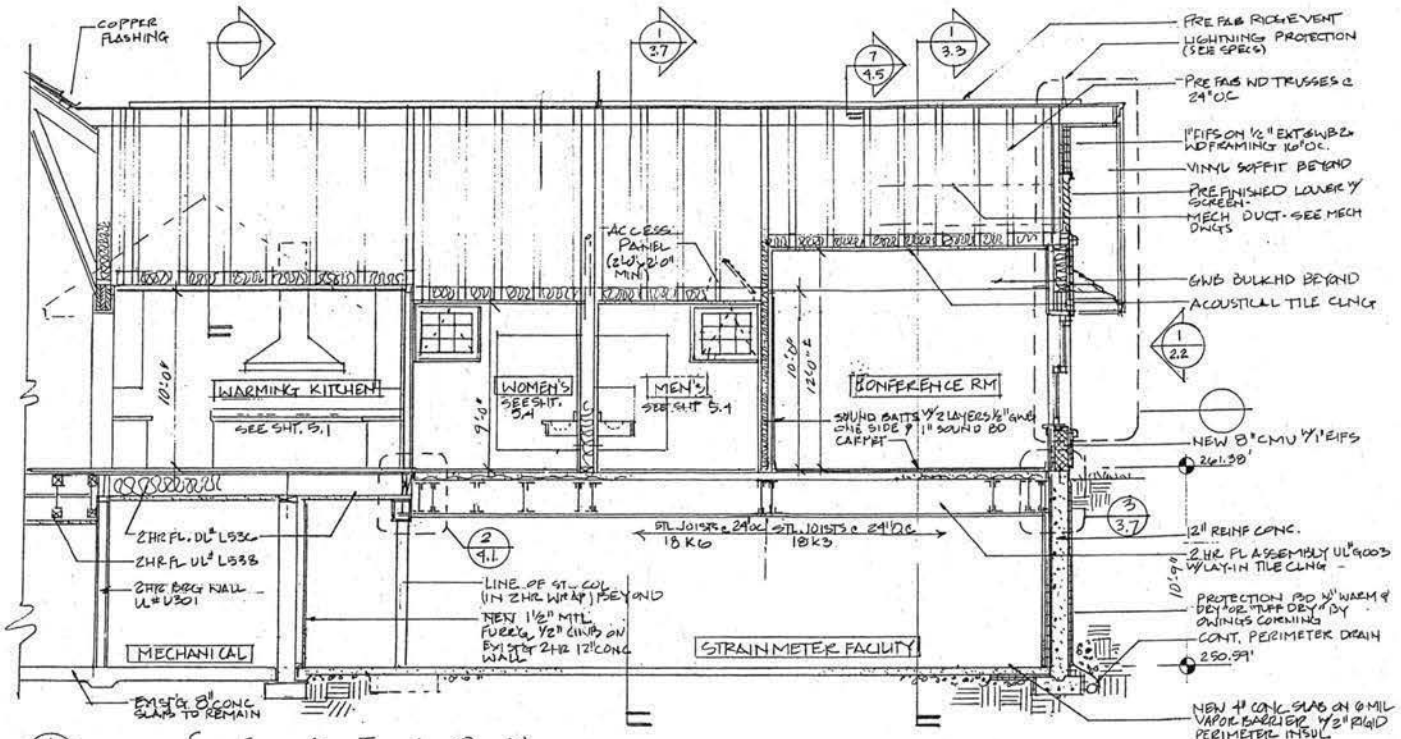
ARCHEUS STUDIO

3417 Stanford Street
Chevy Chase, MD 20815
301-654-8571

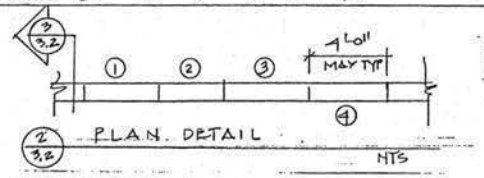
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21 AUG. 03
12 SEPT '03

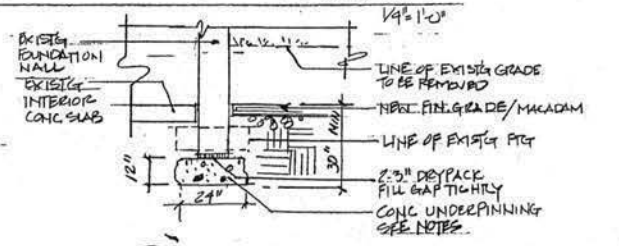
3.3
Section @ Conference Rm



1/3.2 SECTION



2/3.2 PLAN DETAIL NTS



3/3.2 SECTION DETAIL @ UNDERPINNING N.T.S.

Underpinning Notes/Procedure

1. Excavate for underpinning at locations marked ① only.
2. Install forms and pour concrete to within 2-3" of bottom of existing footing.
3. Allow concrete to cure 24 hrs..
4. Install dry pack. Material should be rammed into place to fill gap tightly.
5. Excavate at locations marked ② only.
6. Repeat steps 2-4.
7. Excavate at sections marked ③ only.
8. Repeat steps 2-4
9. Wait one week before removing forms.

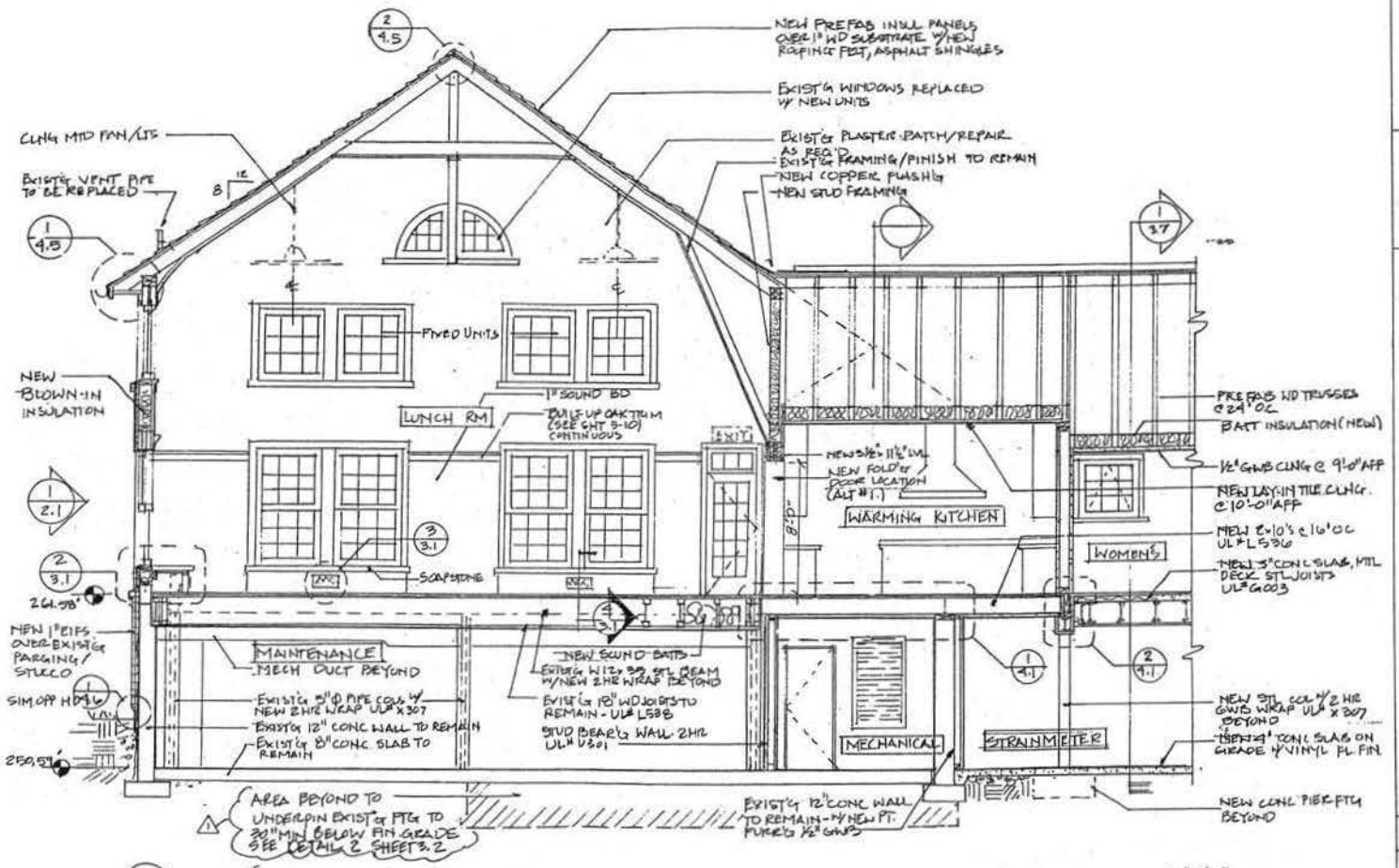
2/3.2 UNDER PINNING DETAIL

ARCHEUS STUDIO
3417 Shepherd Street
Chevy Chase, MD 20815
301-654-8831

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PROJECT NO.
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ISSUE DATE
21 AUG 03
12 SEPT 03

3.2
Section @ Kitchen



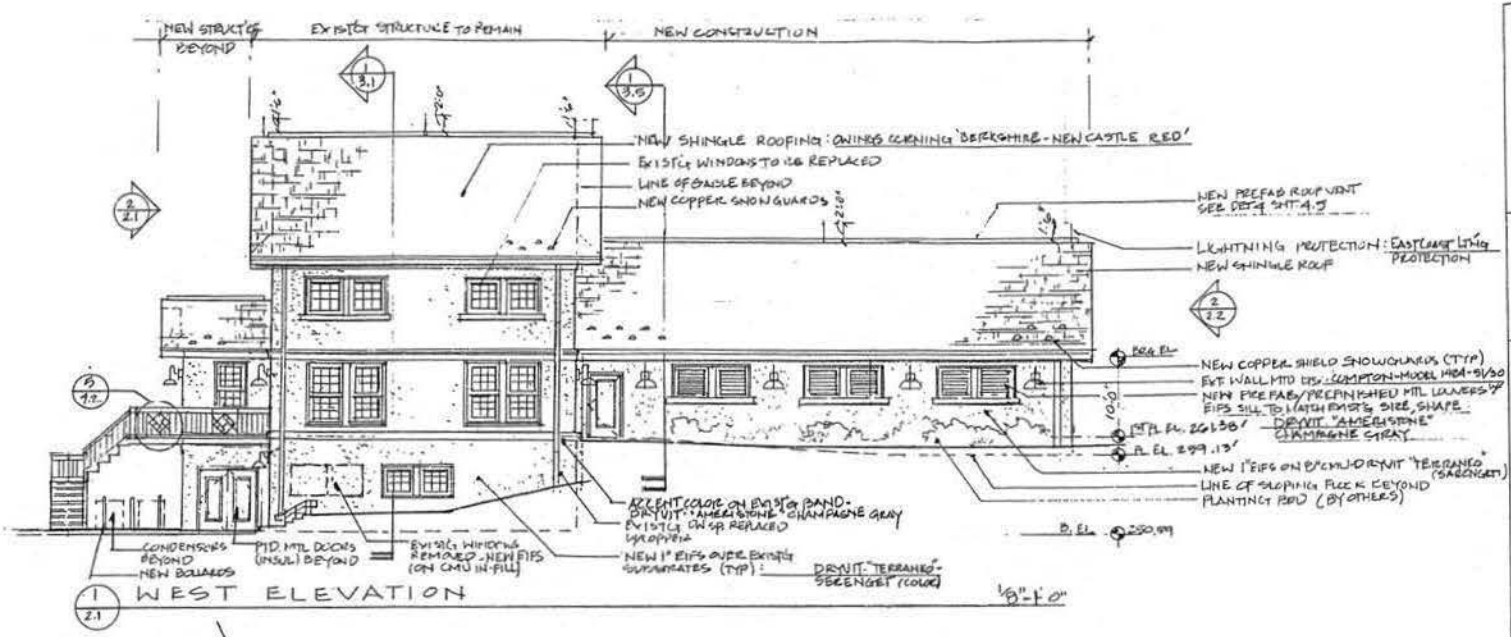
ARCHEUS STUDIO

3417 Sherbrook Street
Chevy Chase, MD 20815
301-654-9821

Experiment Building – Modification
The Carnegie Institution of Washington

PROJECT NO.
0014
ISSUE DATE
21 AUG 03
12 SEPT 03
△ 11/11/05

3.1
Section @ Lunch Room

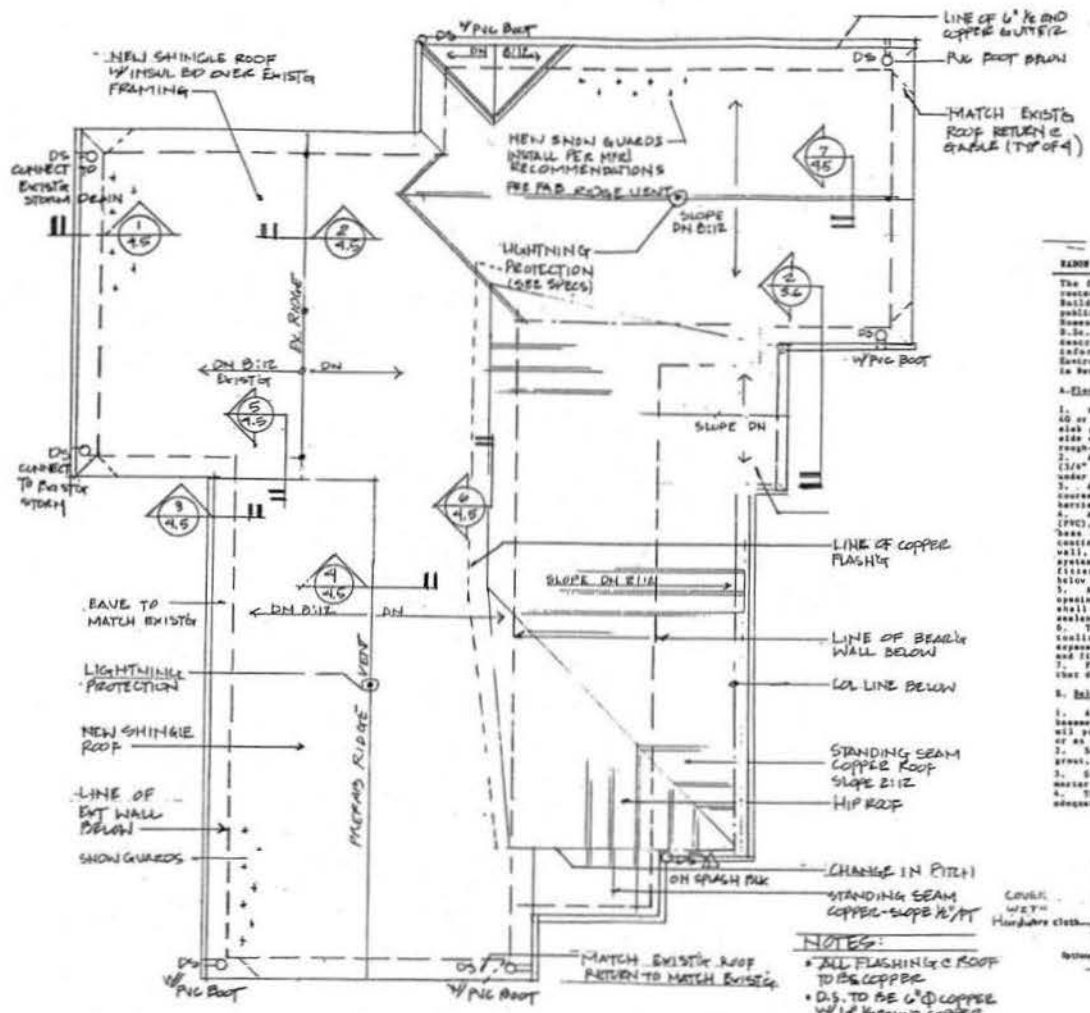


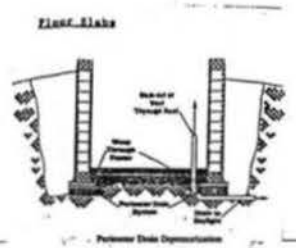
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12 SEPT 03

2.1
Elevations





RADON MITIGATION NOTES

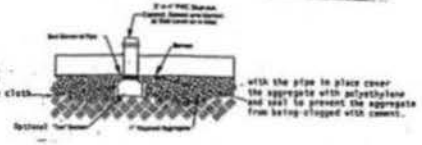
The following suggested methods for controlling radon entry routes have been excerpted from the National Association of Home Builders/ National Concrete Masonry Association (NAHB/NCMA) publication "Building Radon Resistant Foundations" and "Radon, A Homeowners Guide to Detection and Control" by Bernard Cohen, D.Sc., Avon Books. The methods and/or techniques stated or described herein are not intended to be complete. For more information, refer to the subject headings or the U.S. Environmental Protection Agency (EPA) handbook, "Radon Reduction in New Construction".

A. Floor Slabs

1. A venting system consisting of a minimum of 3 inch Schedule 40 or equivalent, PVC pipe shall be inserted 1 inch into the sub-slab gravel base and terminated at least 6 inches above the high side of the roof penetration, to serve as a sub-slab ventilation rough-in.
2. A base course of four to six inches of washed aggregate (3/4" to 1 1/2" diameter), or an equivalent system, shall be used under concrete slabs-on-grade.
3. A vapor retarding barrier must be placed on top of the base course and under the slab to form a continuous barrier. The barrier shall be 6 mil polyethylene or an equivalent material.
4. A short section of three or four inch polyvinyl chloride (PVC), or equivalent pipe (no section may be placed down into the base course prior to pouring of the slab. The piping shall be continued up through the roof or exhausted through the foundation wall, for later use in a completed sub-slab depressurization system. If future radon levels indicate problems, a fan can be fitted to portion with the pipe to exhaust radon-laden air from below the slab.
5. All potential radon entry routes, including concrete joints, openings for pipes, wires, etc., floor penetrations and cracks, shall be sealed with polyurethane or equivalent sealant. The sealant should be compatible with concrete and should be elastic.
6. The joint between the slab and the walls must be caulked by tooling the slab to receive a bead of sealant, or, if an expansion joint material is used, by cutting it back about a 1/2" and filling with sealant.
7. Floor drains that drain to the aggregate under the slab, or that drain by means of a pipe to a sump pump, shall be avoided.

B. Below-Grade Walls

1. A waterproofing barrier shall be provided on the exterior of basement or crawlspace walls below grade. The barrier may be 6 mil polyethylene, polyvinyl chloride, bituminous mastic coating or an equivalent material.
2. Solid block, or block with cores filled solid with mortar or grout, shall be used for the course at slab level.
3. Solid cap block, or block with cores filled solid with mortar or grout, shall be used on the tops of walls.
4. The design and construction of foundation walls shall be adequate to resist cracking.



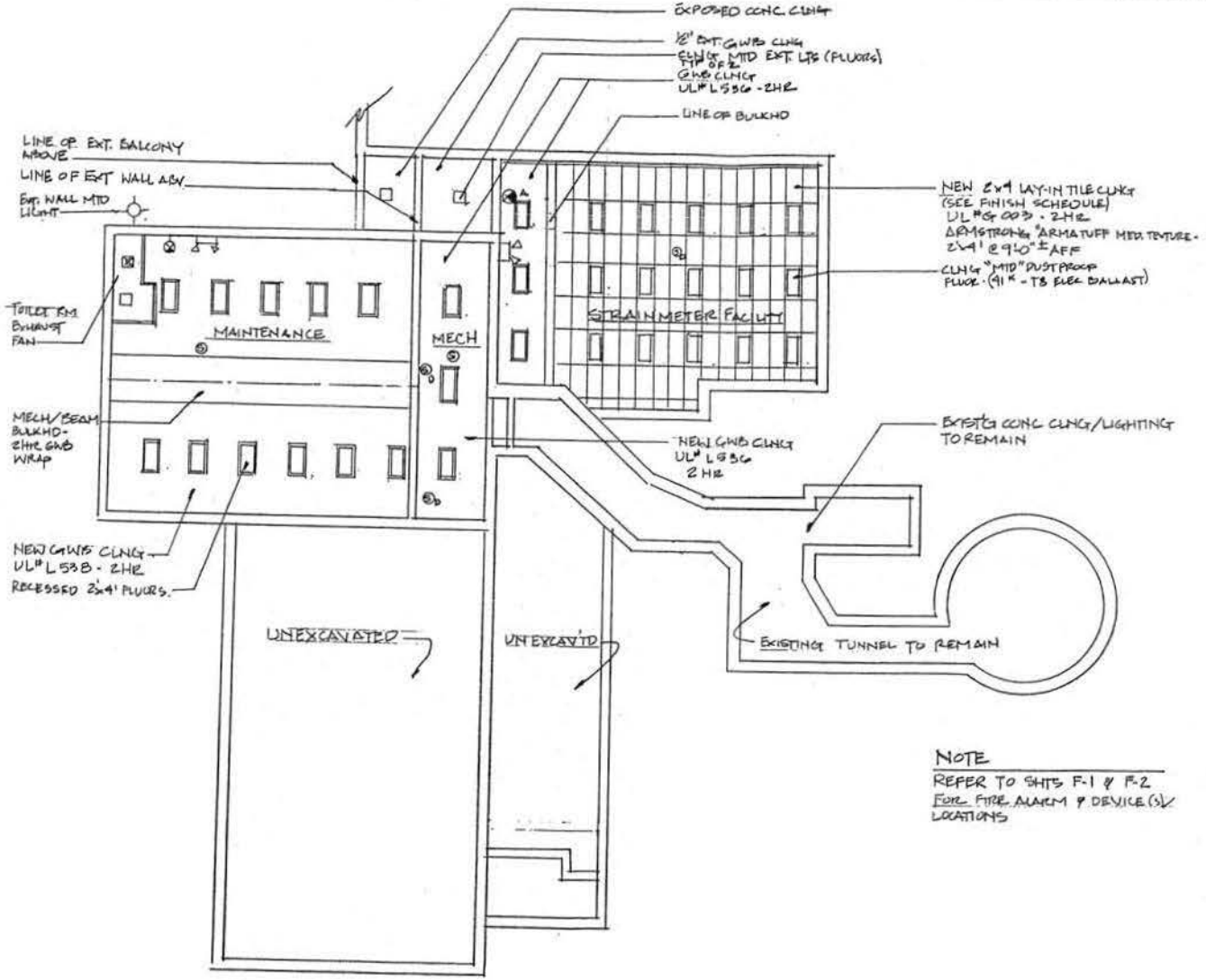
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1.6
Roof Plan
Radon Details



NOTE

REFER TO SHTS F-1 & F-2 FOR FIRE ALARM & DEVICE (S) LOCATIONS

1/1.5 BASEMENT CEILING PLAN 1/8" = 1'-0"

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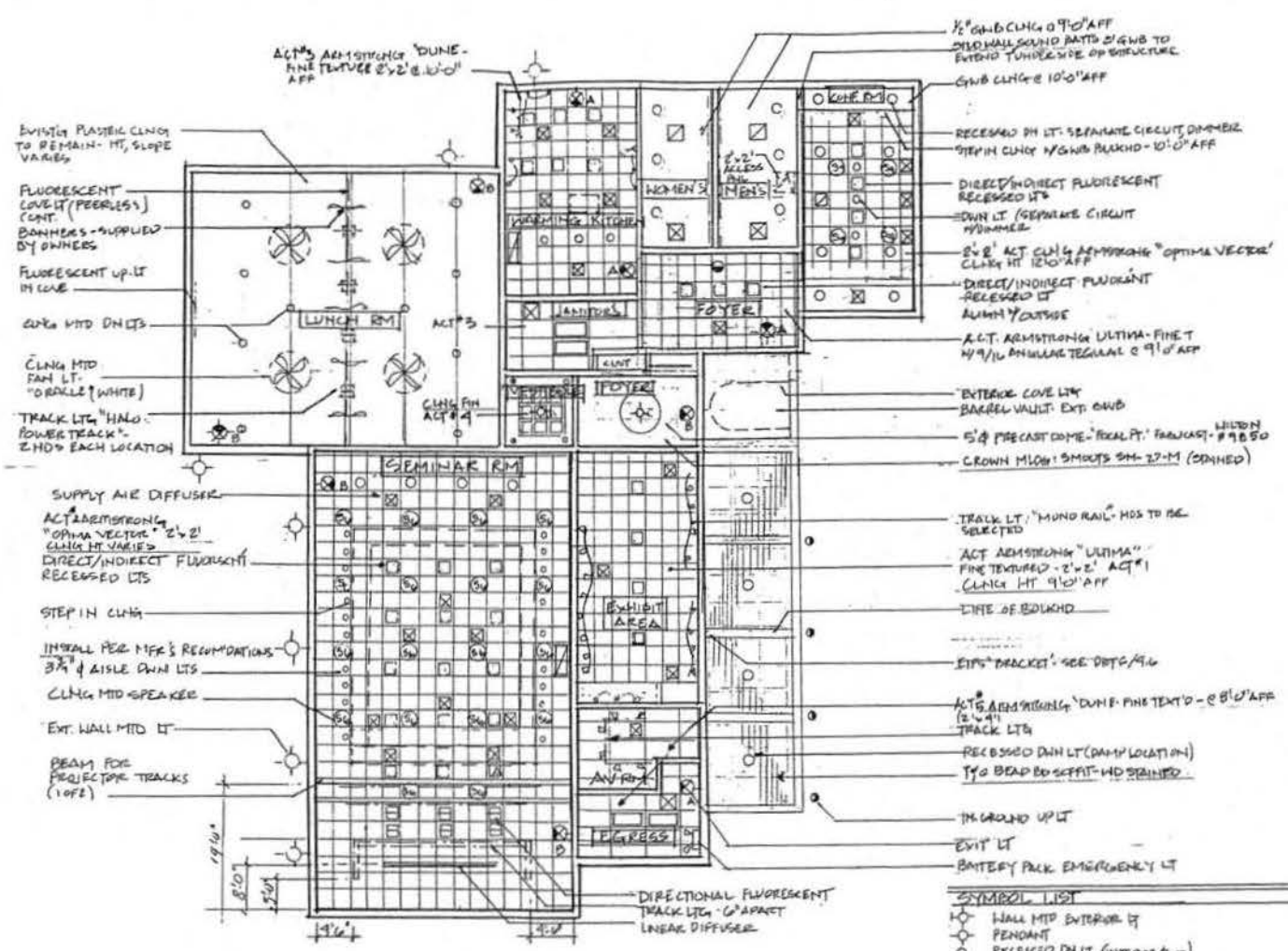
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1.5
Basement Ceiling Plan



1/1.4 REFLECTED CEILING PLAN 1/8" = 1'-0"

NOTE
REFER TO SHTS F:1 & F-2 FOR FIRE ALARM DEVICES / LOCATIONS

SYMBOL LIST

- WALL MTD EXTERIOR LT
- PENDANT
- RECESSED DN LT. (INTERIOR/EXT.)
- SPEAKER
- SMOKE DETECTOR
- RECESSED WALL WASHER (U.O.N)
- WALL MTD EXIT LTS (2 STYLES)
- UNDER CAB LANDSCAPE
- PIN LTS (RECESSED)
- EMERGENCY LT/BATTERY PACK
- 2x2 FLUORESCENT - SEE SPECS
- 2x4 FLUORESCENT
- STRIP FLUORESCENT
- CLNG MTD EMR/LT
- SUPPLY DIFFUSER
- RETURN AIR GRILL

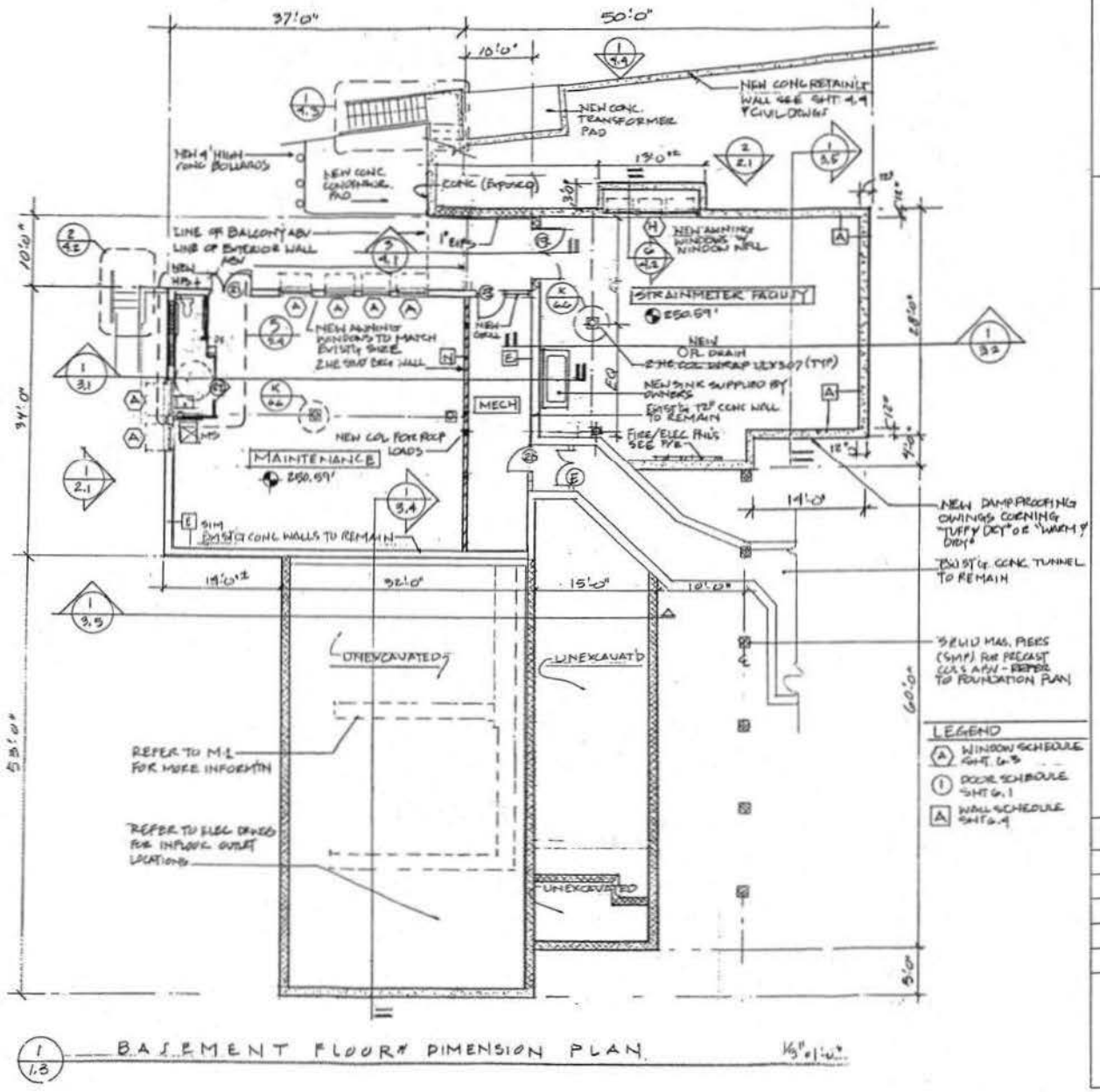
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1.4
1st Floor Ceiling Plan



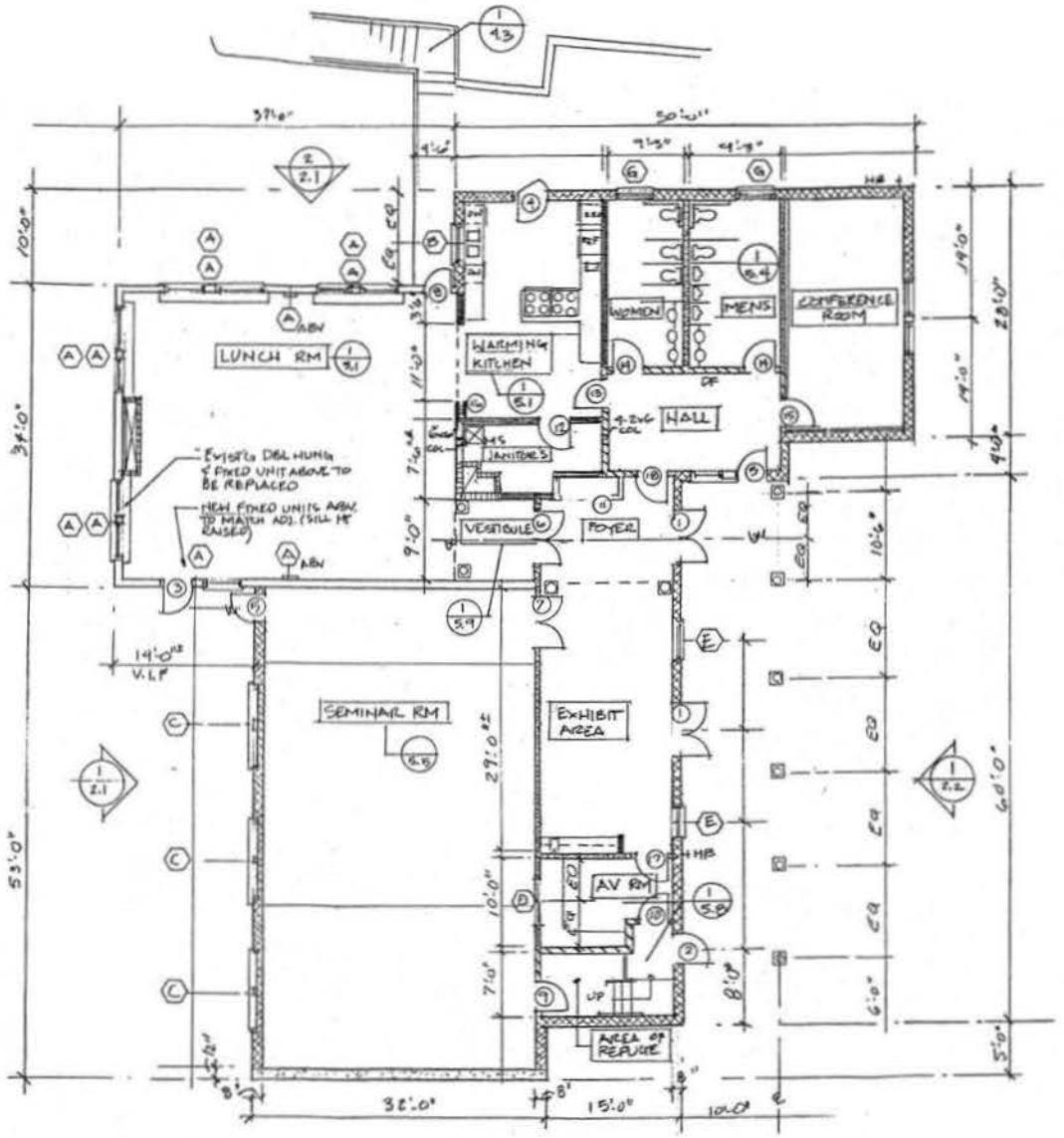
1/3 BASEMENT FLOOR# DIMENSION PLAN 1/8"=1'-0"

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1.3
Basement Plan



1/1.2 FIRST FLOOR DIMENSION PLAN

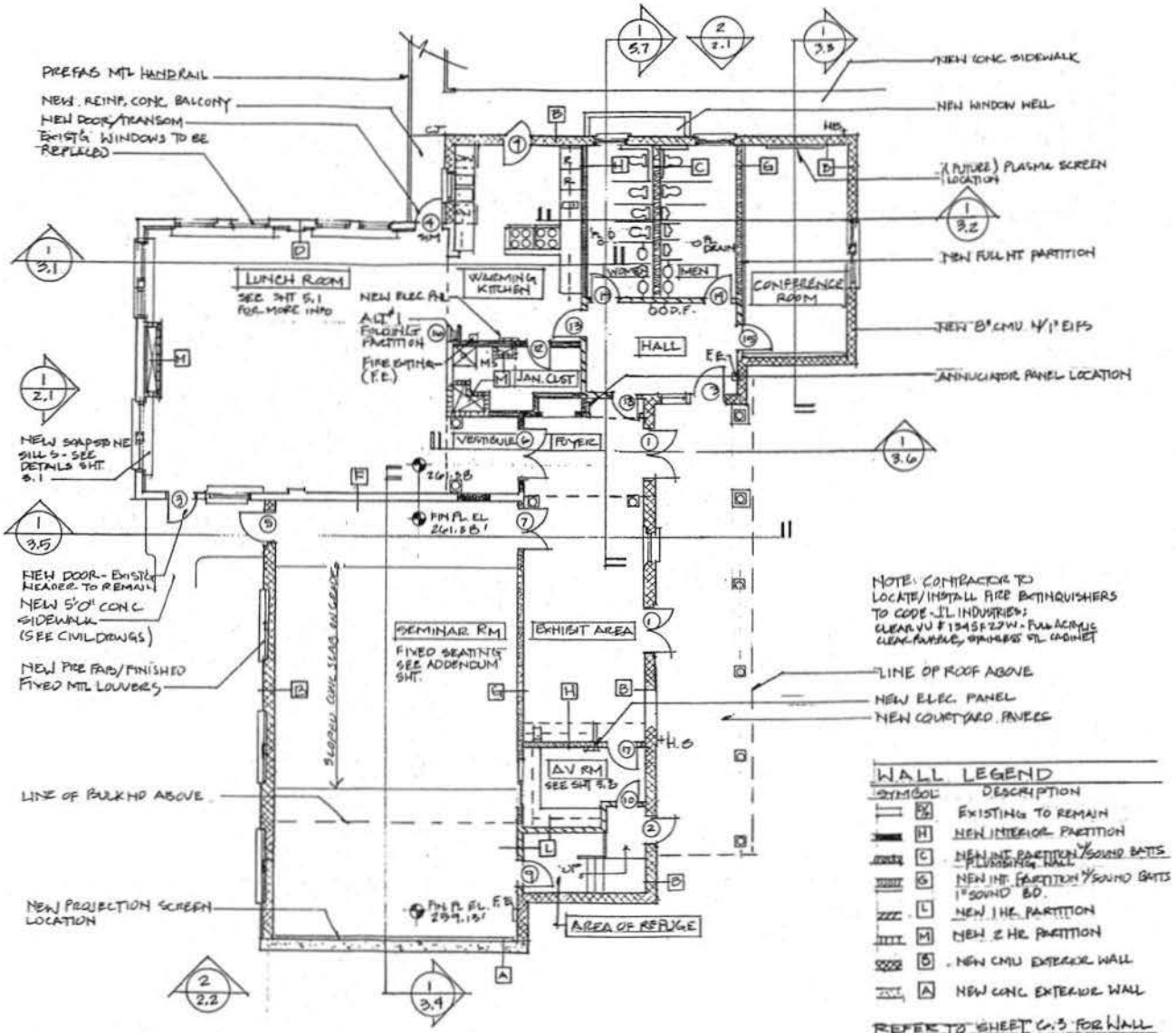
1/8"=1'-0"

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1.2
1st Floor Plan Dimensions



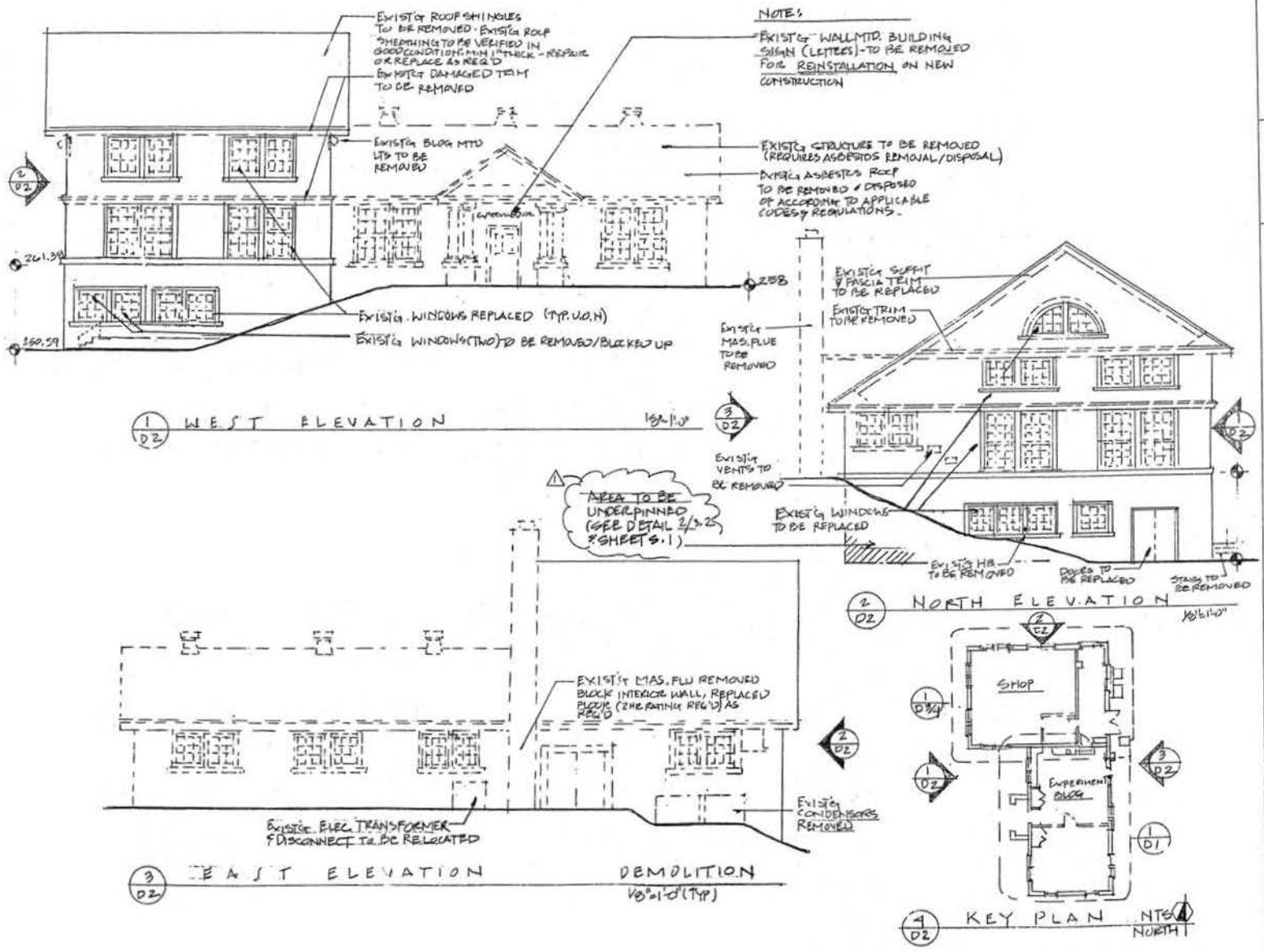
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1.1
1st Floor Plan
Wall Types



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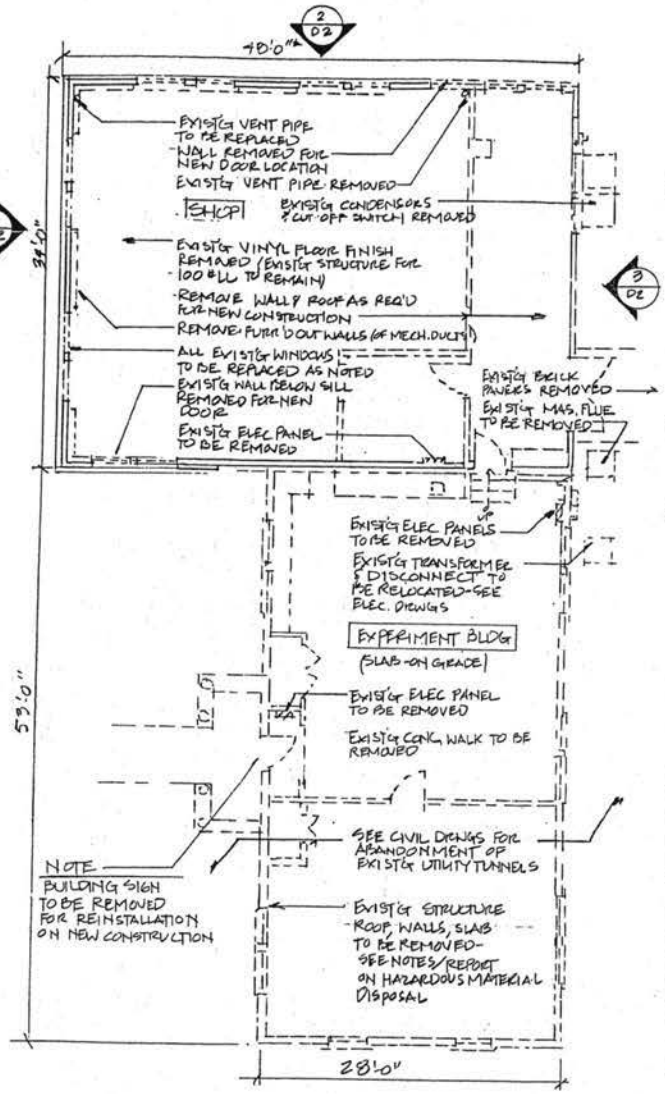
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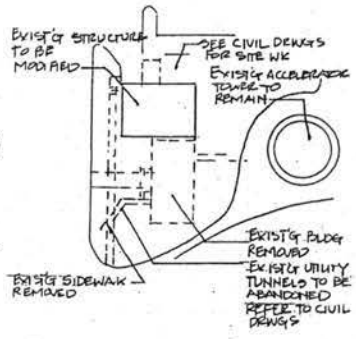
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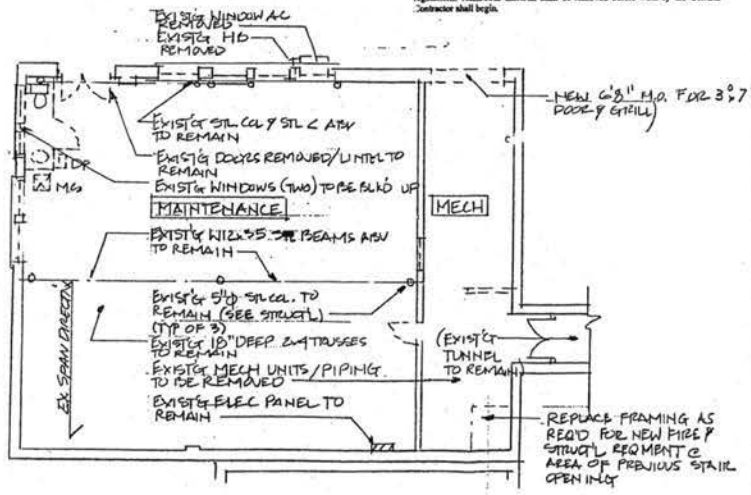
D.2
Demolition



1/D1 FIRST FLOOR DEMOLITION
NORTH | NTS



2/D1 SITE PLAN
NORTH | NTS.



3/D1 BASEMENT PLAN DEMOLITION
NORTH | NTS.

DEMOLITION NOTES

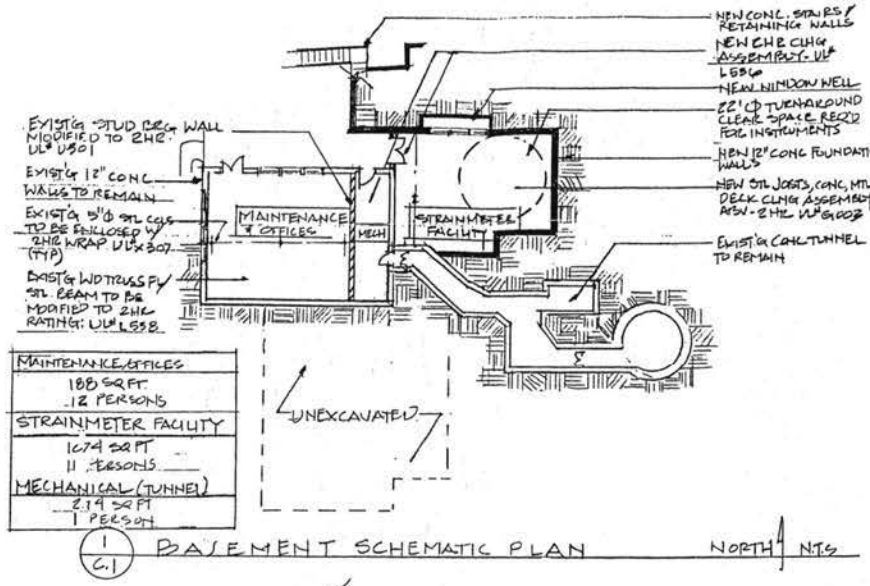
1. **Traffic:** Conduct demolition operations and removals of debris to ensure minimum interference with roads, streets, walks and other adjacent occupied and used facilities. Do not close or obstruct streets, walks, etc. without permission from authorities having jurisdiction. Consult Owners prior to Work for information to comply with local neighborhood traffic requirements.
2. **Protection:** Ensure safe passage of persons around area of demolition. Conduct operations to prevent damage to adjacent buildings, structures and other facilities to remain.
3. **Damage:** Promptly repair damages to adjacent facilities caused by demolition operations.
4. **Utility Services:** Disconnecting and sealing indicated utilities before start of work is part of this work. Refer to Mechanical notes. Do not commence demolition work until utility disconnections have been completed and verified.
5. **Pollution Control:** Use watering sprinklering, temporary enclosures and other suitable methods to limit dust and dirt rising and scattering in air. This is critical for adjacent research laboratories. Comply with governing regulations pertaining to environmental protection. Do not use water when it may create hazardous or objectionable conditions. Clean adjacent structures and improvements of dust, dirt and debris caused by demolition operations. Return adjacent areas to conditions existing prior to start of work.
6. **Building Demolition:** Demolish building completely and remove from site. Use such methods as required to complete the work within the limitations of governing regulations. Proceed with demolition in a systematic manner, from top of structure to the ground. Complete demolition work above each floor or tier before disturbing supporting members on lower levels. Demolish concrete and masonry in small sections. Building structures and foundations to be removed to a uniform depth of 12 inches below lowest foundation elevation (minimum soil bearing value of 2000 psf is required for new construction).
7. **Filling Required and Voids:** Completely fill below grade areas and voids resulting from demolition of structures. Use satisfactory soil materials consisting of stone, gravel and sand, free from debris, trash, and frost. Place fill materials in horizontal layers not exceeding 6 inches in loose depth. Compact each layer at optimum moisture content of fill material to a density equal to original adjacent ground, but not less that 90% density when tested in accordance with ASTM D1556, unless subsequent excavation for new work is required. After fill placement and compaction, grade surfaces to meet adjacent contours and to provide flow to surface drainage structures. Refer to Civil Drawings for final elevations.
8. **Vermin Control:** Employ a certified, licensed exterminator and treat entire area of building demolition and removal in accordance with governing health regulations for rodent and insect control.
9. **Disposal of Demolished Materials:** Remove weekly from site accumulated debris, rubbish and other materials resulting from demolition operations, and legally dispose off-site.
10. **Salvageable Items:** Items of salvageable value to the Contractor may be removed from structure as work progresses. Salvaged items must be transported from the site promptly.
11. **Hazardous Material:** Owners shall be responsible for employing a licensed company for the inspection of structure for hazardous materials prior to start of demolition. Test Report is available through Construction Manager. Hazardous Removal Company shall be responsible for the Inspection/Reports and legal disposal of any such materials, in accordance with all applicable codes and regulations. Hazardous material shall be removed before work by the General Contractor shall begin.

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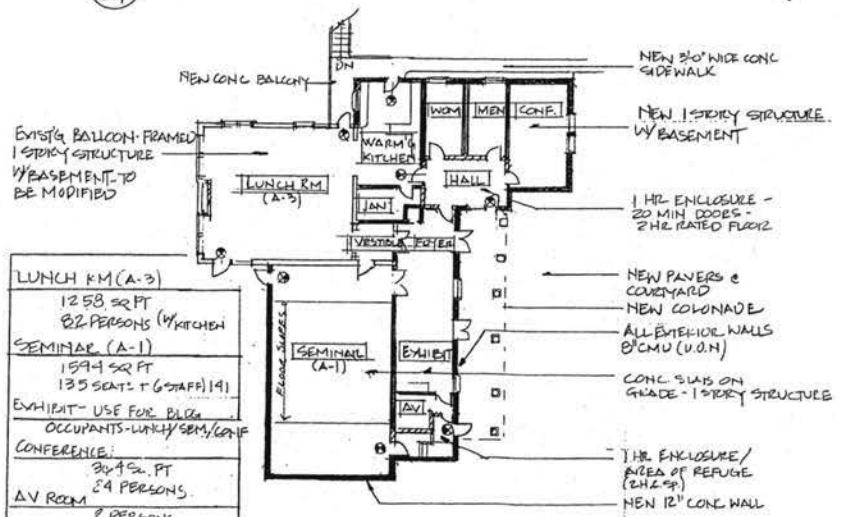
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D.1
Demolition



1/C.1 BASEMENT SCHEMATIC PLAN



2/C.1 FIRST FLOOR SCHEMATIC PLAN

WALL LEGEND

SYMBOL	DESCRIPTION
	EXISTING TO REMAIN
	NEW CONSTRUCTION
	FIRE RATED ASSEMBLY (SEE PLANS)

CODE REMARKS – IBC 2000

Use Group:

Existing First Floor	Proposed First Floor
F-1 (Moderate Hazard)	A-1/A-3 Non-separated Use
Existing Basement Floor	**Proposed Basement:**
F-1	B (Business)

Type Construction:

Existing:	Proposed:
5B	V- B

Height/Area Limitation: Table 503 – A-1 Use
Allowed: One-story; 5,500 Sq. ft. Provided: One-story/5,331 sq. ft.
Fire Separation Provided: 2 Hrs between first floor & basement level

Fire Ratings Required (Table 601):

Structural Frame	Allowed: 0 Hr.	Provided: 2 Hr./1 Hr.
Bearing Walls	Allowed: 0 Hr.	Provided: 2 Hr./1 HR.
Floor Construction	Allowed: 0 Hr.	Provided: 2 Hr.
Roof Construction	Allowed: 0 Hr.	Provided: 0 Hr.
Exit Access:	Required: 1Hr.	Provided: 1 Hr.
Sprinklered:	Existing: No	Provided: No
Fire Alarm:	Existing: Yes	Provided: Yes/Monitored

Occupancy Loads/Fire Ratings Provided see sheet ■ C.1

Use Group/Occupancy Loads:
Basement Level:
Strainmeter Facility – B (Business) 1074 sq. ft. @ 100/person = 11 Persons
Mechanical – 214 sq. ft. @ 300/person = 1 person
Maintenance/offices – 1188 sq. ft. @100/person = 12 persons

First Floor Level:
Seminar Room/with AV room – A-1 (Fixed Seating) 140 persons
Lunch Room – (A-3) 1258 sq. ft. @ 15/persons 84 persons
Conference Room – (A-3) 364 sq.ft. @ 15/person 24 Persons

Note: 'Exhibit Area' is for building occupants (seminar, conference, lunch) – not to be occupied in addition to other uses.

Egress Requirements:
Basement Level: Required: 1 exit per space Provided: 1 exit per space

First Floor Level:
Seminar Room: Required: 2 Exits Provided: 2 Exits to grade; Area of Refuge (1 Hr. enclosure)
Lunch Room: Required: 2 Exits Provided: 2 Exits at grade
Conference Room: Required: 1 Exit Provided: 1 Exit at grade (1 Hr. enclosure)

Note: See Plan for fire rating/UL numbers. UL details can be found on Sheets 6.3 and 6.6.

PROJECT DESCRIPTION

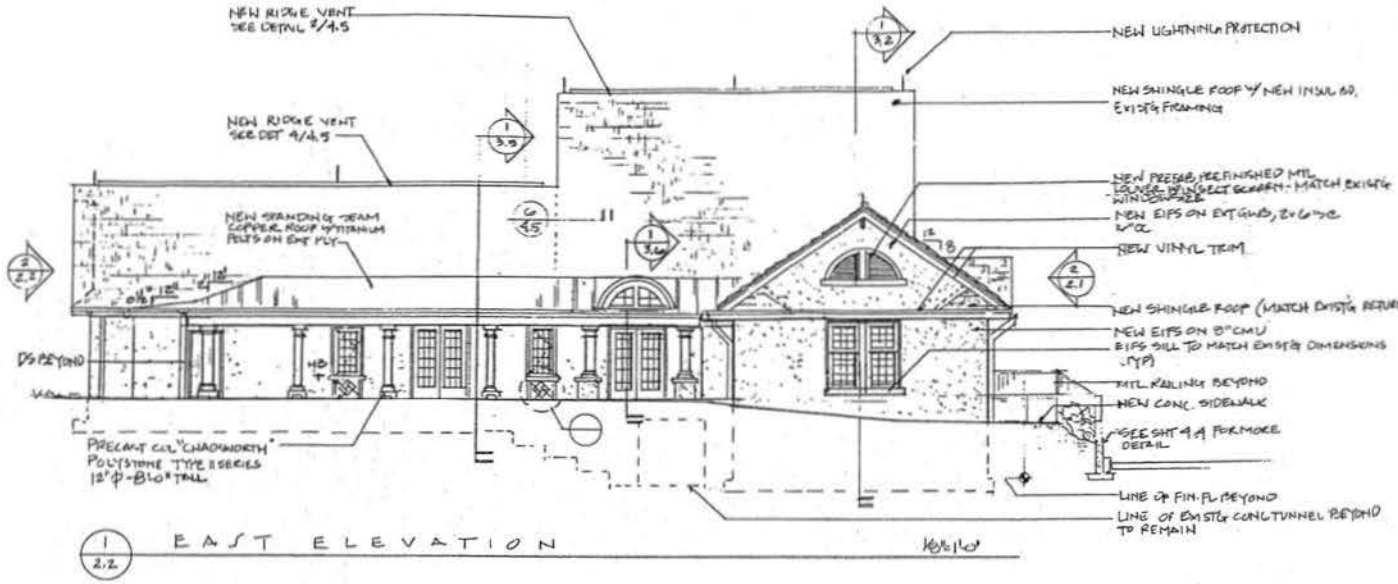
WORK INCLUDES DEMOLITION & REMOVAL OF 1 STORY STRUCTURE W/ ASBESTOS FLOOR/ROOF (BY LICENSED CONTRACTOR)
- SELECTIVE DEMOLITION OF EXIST'G 1 STORY BALLOON FRAME W/ BASEMENT.
- CONSTRUCTION OF NEW 1 STORY 'SEMINAR/EXHIBIT AREA' (2000 SQ FT) CONSTRUCTION OF NEW 1 STORY 'CONFERENCE RM/TOILET RMS' W/ BASEMENT - 'STRAINMETER FACILITY' – 1600 SQ FT/FL
- MODIFICATION TO EXIST'G STRUCTURE TO REMAIN - 'KITCHEN/LUNCH RM' @ 1300 SQ FT/FL
- NEW GRADING, RETAINING WALLS, SIDEWALK, COURTYARD, CONC. PADS (REFER TO CIVIL DRWGS)

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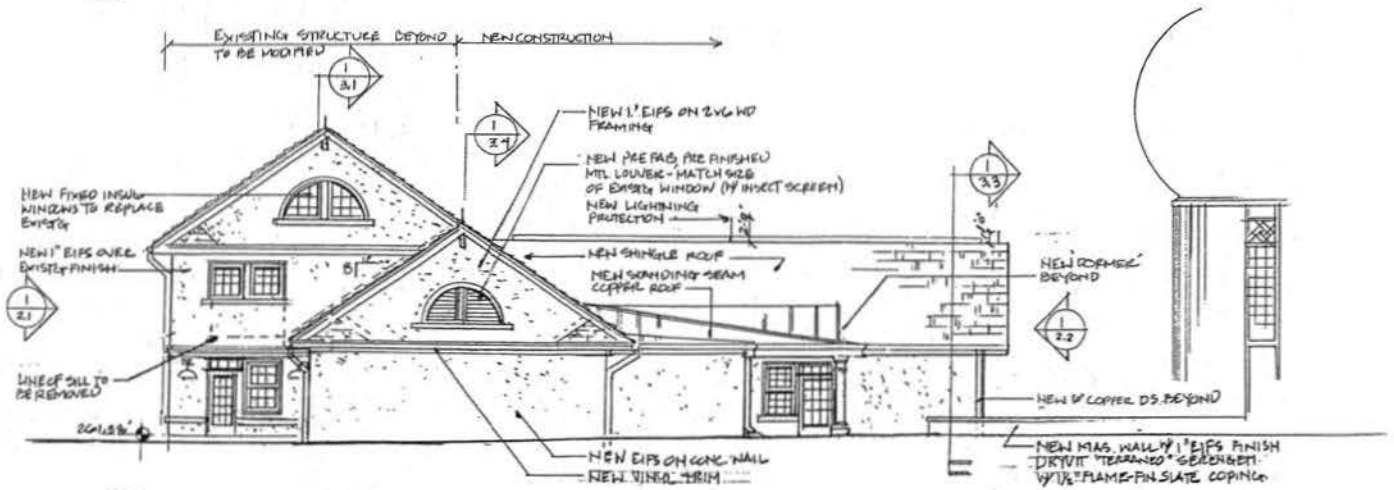
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12 Sept 03

C.1
Code Remarks



1/2.2 EAST ELEVATION 1/8"=1'-0"



2/2.2 SOUTH ELEVATION 1/8"=1'-0"

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247 Bradford Road
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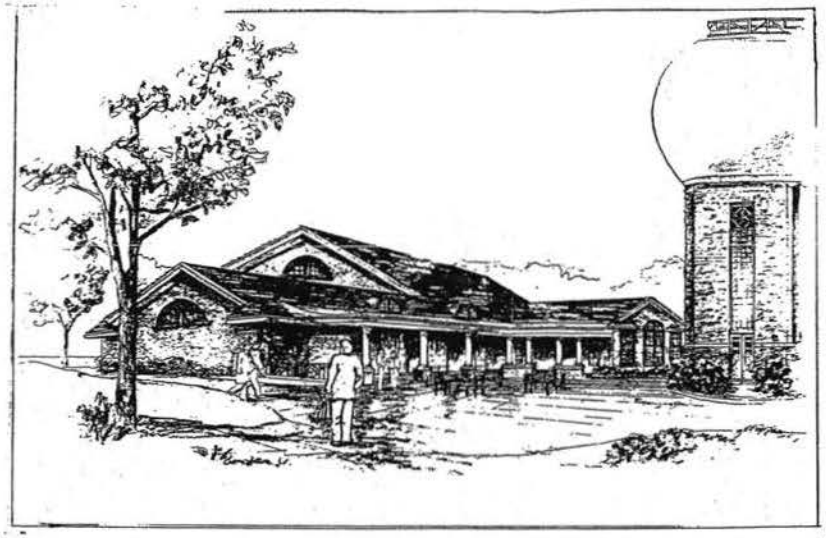
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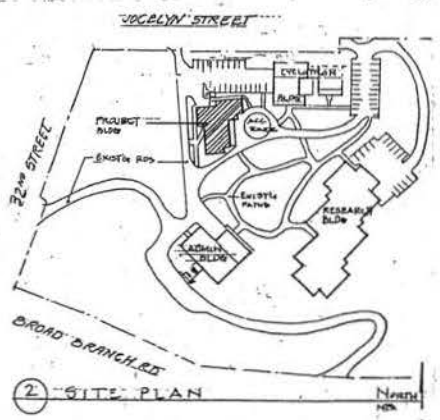
2.2
Elevations

GENERAL NOTES

1. Before submitting a bid, the Contractor & all Sub-Contractors shall visit the site to become familiar with the existing conditions and the extent of work required to complete the project.
2. Contractors shall not submit a bid for this work unless they are fully qualified and licensed by the City in which the work is to performed.
3. If the Contract Drawings are found to be unclear, ambiguous, or contradictory, the Contractor must request clarification from the Architect in writing before proceeding with the Work.
4. The Architect shall be available to visit the site when requested. If a condition exists that requires observation or action by the Architect or Engineer, the Contractor shall notify the Owner and the Architect.
5. Contractor shall be familiar with provisions of all applicable codes and shall insure the compliance of the work with all local, state and federal codes. In the event of conflict between state, local and federal codes, the more stringent shall govern. These documents do not include the necessary components for construction safety. Care of adjacent properties during construction, compliance with state and federal regulations regarding safety and compliance with requirements specified in the Owner/Contractor contract is, and shall be the Contractor's responsibility.
6. Contractor shall supervise and direct the work and shall be solely responsible for all construction means, methods, techniques and safety procedures and for coordinating all portions of the work.
7. Contractor shall secure all permits and fees incurred in the completion of the work, including but not limited to building permits, water, electric and telephone service connection, certificate of occupancy surveys, and inspections.
8. Insurance: Workmen's compensation as required by law and public liability, shall be carried by the Contractor.
9. Guarantee: The Contractor shall guarantee all materials and workmanship furnished or installed by him or his Subcontractors for a period of one year from the date of acceptance and shall replace or repair any defective work within that period without expense to the Owners and pay for all damages to other parts of the building resulting from defective work with 10 days after it is brought to his attention.
10. Protection: The Contractor shall be responsible for his work and that of his Subcontractors for losses and damages to equipment, tools, and materials used in conjunction with the work and acts of his employees.
11. Cleaning up: The Contractor shall at all times keep the premises from accumulation of waste materials and rubbish and at completion of the work the contractor shall remove all rubbish, implements and surplus materials and leave the building clean, with painted and wood surfaces clean, all floors waxed and/or polished as specified and all glass and mirrors cleaned and polished.
12. Contractor is to provide a list of all Subcontractors used in the Owner, complete with addresses, phone numbers and copies of all warranties.
13. Scope of work. The Contractor shall include and provide all labor and materials, equipment, transportation and pay all expenses incurred in the proper completion of the work unless specifically noted to be work of others. Contractor shall perform all work necessary for the production of a complete, habitable project, including but not limited to site work, architectural, mechanical, plumbing and electrical.
14. Do not scale Drawings, use written dimensions for all measurements. All dimensions are to face of masonry or finish face, U.O.N. Conflicts, omissions shall be brought to the attention of the Architect for clarification.
15. The Contractor shall provide and install fire extinguishers as required and located by the Fire Marshal and in accordance with NFPA No.10 standards.







Owner:	The Carnegie Institution of Washington 5241 Broad Branch Rd. NW Washington D.C. Contact Person: Mr. Roy Dingus Tel. 202 478-7968 e-mail Dingus @GTM.CIW.EDU
Construction Administrator	Mr. John Boatwright Tel. 202 478-7969 Fax. 202 686-4445
Architect:	Archeus Studio – Lynne Iadarola 3417 Shepherd St, Chevy Chase, MD 20815 Tel. 301 654-8831 Fax. 301 654-4377 e-mail Archeus. Studio @ Verizon.Net
Structural	Advance Engineers, LTD – Mr. Tony Beale 6800 Backlick Rd. Suite 300 Springfield, VA 22150 Tel. 703 451-5222 Fax. 703 452-0522
MEP Engineer:	Engineering Connection – Mr. Tom Albrecht 4117 Jones Mill Rd. Chevy Chase, MD 20815 Tel. 301 657-3669 Fax. 301 657-9293
Civil Engineers	KCI Technologies, Inc. – Ms. Marianne Klemer 14502 Greenview Dr. Suite 434 Laurel, MD 20708 Tel. 410-792-9086 Fax. 410 792-7419 e-mail mklemer@kci.com
Audio Visual Consultants	Electro-Media Design, Ltd.- Dave Pasmor 1010 Rockville Pike, suite 510 Rockville, MD 20852 Tel. 301 309-0110 Fax. 301 309-0039

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Addendum: AV Drawings (Electro Media Design)
Fixed Seating (American Premier Seating)

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C.0
Cover Sheet



Carnegie Institution of Washington

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News

February 25, 2004

Contact Dr. Chih-shiue Yan at c.yan@gl.ciw.edu; or Dr. Russell J. Hemley at Hemley@gl.ciw.edu, 202- 478-8951

Image available at http://www.carnegieinstitution.org/diamond/

Large diamonds made from gas are the hardest yet

Washington, D.C. Producing a material that is harder than natural diamond has been a goal of materials science for decades. Now a group* headed by scientists at the Carnegie Institution's Geophysical Laboratory in Washington, D.C., has produced gem-sized diamonds that are harder than any other crystals. Further, the researchers grew these diamonds directly from a gas mixture at a rate that is up to 100 times faster than other methods used to date.

"These are real diamonds made of carbon and identical in structure to those formed in nature and by high pressure and temperature methods," said Chih-shiue Yan, lead author of the study published in the February 20, online *Physica Status Solidi*. "We believe these results are major breakthroughs in our field. Not only were the diamonds so hard that they broke the measuring equipment, we were able to grow gem-sized crystals in about a day."

The researches grew the crystals using a special high-growth rate chemical vapor deposition (CVD) process that they developed. They then subjected the crystals to high-pressure, high-temperature treatment to further harden the material. In the CVD process, hydrogen gas and methane are bombarded with charged particles, or plasma, in a chamber. The plasma prompts a complex chemical reaction that results in a "carbon rain" that falls on a seed crystal in the chamber. Once on the seed, the carbon atoms arrange themselves in the same crystalline structure as the seed. In this case, the seed was a type 1b synthetic diamond plate. They have grown single crystals of diamonds up to 10 millimeters across and up to 4.5 millimeters in thickness by this method.

The crystals produced by CVD are very tough. "We noticed this when we tried to polish them into brilliant cuts," said Yan. "They were much harder to polish than conventional diamond crystals

produced at high pressure and high temperature." The researchers then subjected the tough CVD crystals to high-temperature and high-pressure conditions. The diamonds were heated to 2000° C and put under pressures between 50,000 and 70,000 times atmospheric pressure (5-7 GPa) for ten minutes. This final process resulted in the ultrahard material, which was at least 50% harder than the conventional diamonds as shown by direct measurements carried out in collaboration with scientists at Los Alamos National Laboratory.

"Making diamonds has not been the primary goal of our research," remarked Russell Hemley of Carnegie. "Our group is interested in the behavior of materials at extreme pressures and temperatures. We need large, perfect diamond crystals to create new classes of high-pressure devices for our research and decided to explore whether we could make these crystals by CVD processes. We found that we could, and at a very high growth rate. This has opened up an entirely new way of producing diamond crystals for a variety of applications, such as the next generation diamond-based electronics devices and cutting tools. Our new finding that the diamonds can be supertough and/or superhard was a surprise and will greatly benefit many of these applications."

Caption for the image on link http://www.carnegieinstitution.org/diamond/: This photograph shows a synthetic brilliant cut single-crystal diamond grown by chemical vapor deposition, CVD. About 2.5 mm high, this crystal was grown in about 1 day at Carnegie. The very bottom (table) of the crystal is a type 1b seed: hence the yellow tint which is due to internal reflection (the CVD diamond is transparent). [C.S. Yan et al., *Physica Status Solidi* (a) 201,R25 (2004)]. The researchers have also reported that these CVD diamonds are capable of easily generating ultrahigh pressures to at least 200 GPa. [W.L. Mao et al., Appl. Phys. Lett. 83, 5190 (2003)] (Image used with permission *Physica Status Solidi* http://www.pss-rapid.com) .

Link to related papers http://cdac.ciw.edu/

*This research was supported by the National Science Foundation, the U.S. Department of Energy, the National Nuclear Security Agency, through the Carnegie/ DOE Alliances Center, CDAC, the W. M. Keck Foundation, and The G. Unger Vetlesen Foundation. It was conducted in collaboration with researchers at the Phoenix Crystal Corporation and Los Alamos National Laboratory. The Carnegie Institution of Washington (www.CarnegieInstitution.org) has been a pioneering force in basic scientific research since 1902. It is a private, nonprofit organization with six research departments in the U.S.: Plant Biology and Global Ecology in Stanford, CA; The Observatories in Pasadena, CA, and Chile; Embryology, in Baltimore, MD; and the Department of Terrestrial Magnetism and

the Geophysical Laboratory in Washington, DC.

Geolunching
The first law is: No complaints about the food

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by Joan Nathan
The Washington Post Magazine, October 14, 1984

No bell rang. At precisely 12:30 p.m. the scientists filed into the Standard Magnetic Observatory Building on the five-acre grounds of the Carnegie Institution at 5241 Broad Branch Rd. N.W. Sixteen of them in all - geochemists, geophysicists, astronomers and planetary physicists - eat in the lunch group of the Carnegie Institution's department of terrestrial magnetism. They have been lunching together for 36 years.

This day's menu, served buffet style on the kitchen sink counter, was fish creole with rice, cantaloupe, iceberg salad, bottled dressings, Vie de France bread, leftover chicken basquaise from the day before, water, jug wine and ice cream for dessert.

Each scientist filled a plate and picked up utensils set in glasses on the counter, then sat down at the red and white checked tableclothed table.

The group's rules are strict but few. No complaints about the food. Hot dogs allowed only once a week. No seconds served until 12:45. Any scientist in the department of terrestrial magnetism can apply for membership, provided he or she takes a turn as cook for a week two or three times a year.

"We started after the war," said geophysicist Thomas Aldrich, who began working at the department in 1950 and will retire later this year. "We had been out in the world. We didn't like brownbagging or going to restaurants where we had to waste 1 1/2 hours of our time. So eight of us formed a cooperative lunch club." In those days the club merely served wholesale-purchased canned soup and instant coffee to go with sandwiches.

"By the time we got so big that we moved here to the SMO building from the top of the Cyclotron Building, we had given up the measurement of the Earth's surface and were exploring magnetic fields," added Aldrich, between bites of cantaloupe.

Today's club members are natives of Australia, China, Egypt, France, India, Japan, Switzerland and the United States. Such scattered origins promise a menu that's extensively international.

"If I have time, I cook in the evening before," said Nathalie Vallette-Silver, cook of the week. On this occasion, though, Vallette-Silver had been pressed for time. She prepared her French fish sauce when she arrived in the morning.

Other cooks are less scrupulous than Vallette-Silver about making meals from scratch. "I cook what's easy," said geophysicist Alan Linde, "great Australian delicacies like spaghetti and chili casseroles."

Other favorites are frozen chicken pot pies, quiche, venison stew in the winter (from a scientist-hunter) and the enchiladas that Vallette-Silver's husband Paul Silver had made the week before.

Veteran lunch-grouper Aldrich, though, is no culinary adventurer. His Monday-to-Friday menu has not varied in the past 15 years: hot dogs and clam chowder; Indiana chowder; chicken; California tamale

pie; and tuna and noodles.

The cook of the week pays all expenses, cleans up after the lunch and signs in the guests each day in the lunch club record.

"The first time I cooked, the Carnegie Board came on a visit to see if everything went well," Vallette-Silver said. "I had to make food for 20 people more who were rich and chic and used to eating Fifth Avenue-style...Then the Chinese delegation came. I thought it was a joke when my husband told me that a journalist was coming this morning."

As Vallette-Silver worried about her lunch, the scientists dug their forks into shrimp and catfish, and continued talking about the universe, the galaxy, earthquakes and volcanoes. Then they stacked their dishes in the dishwasher and went back to work.

French Creole Fish with Rice

GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT

Application No. 14831, of the Carnegie Institution of Washington, pursuant to 11 DCMR 3108.1, for a special exception under Section 210 for further processing under an existing campus plan for the proposed new construction of a research building and main building addition in an R-1-A District at premises 5241 Broad Branch Road, N.W., (Square 2288, Lot 813).

HEARING DATE: July 21, 1988
DECISION DATE: July 21, 1988 (Bench Decision)

FINDINGS OF FACTS:

1. The subject site is known as 5241 Broad Branch Road, N.W. and is located at the intersection of Broad Branch Road, 32nd Street, and Jocelyn Street, N.W. The site is zoned R-1-A.

2. The site, lot 813, Square 2288 is irregular in shape and contains approximately 8.8 acres of land area. It contains the campus of the Carnegie Institution of Washington.

3. Lot 813 is improved with several structures, including the Main Building, the Experiment Building, the Cyclotron Building, and the Accelerator Building as well as several smaller incidental structures. The site can geographically be divided into two areas. The first area contains the Main Building and is dominated by a knoll which crests at 275 feet above sea level. This knoll slopes downward with gradients of three to seventeen percent towards the southwest corner of the site, which has an elevation of 203 feet above sea level. The second area of the site is to the north of the Main Building and contains the Experiment Building, the Cyclotron Building, the Accelerator Building and a variety of incidental buildings, as well as the parking lot. The highest elevation of this second area is 270 feet with lower elevations of 250 feet sloping westward with average gradients of between three and nine percent.

4. The main entrance to the campus is from 32nd Street, N.W. This drive serves as an entrance for the Main Building and continues on to serve as a site exit via Broad Branch Road, N.W. There are two secondary entrances from Jocelyn Street, N.W. Pedestrian circulation is between the Main, Experiment and Cyclotron Buildings via the service

drives or across the knoll. The vehicular circulation extends from Jocelyn Street, N.W. servicing the Cyclotron, Accelerator and Experiment Buildings. There are approximately thirty on-site parking spaces located along the main and secondary entrance drives and in a small area north of the Main Building.

5. The campus is characterized by a low building density and well maintained landscaped open space. The existing buildings are well-buffered from surrounding streets by their set back from the streets and carefully maintained lawns, specimen trees and ornamental plantings that create a visual impression of an institution sited within a park. This impression is reinforced by the grouping of the buildings around the knoll of the hill higher and well back from Broad Branch Road, and 32nd Street, N.W. The grouping is also well set back from Jocelyn Street, N.W.

6. The area surrounding the subject site is characterized by a residential neighborhood with a mix of institutional uses in the R-1-A, R-1-B and R-2 Districts. Three institutional neighbors surround the immediate borders of the Carnegie Institution in the R-1-A District. These include the residence of the Tunisian Ambassador, the Presbyterian Home of the District of Columbia and Temple Sinai. The residential neighborhood is predominantly single family detached dwellings.

7. The purpose of this application is to further enhance the physical plant of the campus in order to provide research and educational facilities of the highest caliber, and to permit increased interaction among scientists in different disciplines. In order to pursue these developments, the Carnegie Institution seeks special exception approval pursuant to 11 DCMR Section 3108.1 and 210 for further processing under an existing campus plan.

8. The Carnegie Institution of Washington is a non-profit research and educational institution which conducts basic research and training in the natural sciences, such as earth and planetary sciences, astronomy, developmental biology and plant biology. The current campus is the site of the Department of Terrestrial Magnetism, which engages in a wide variety of studies in astrophysics, geophysics, geochemistry and planetary physics. The Geophysical Laboratory, located at 2801 Upton Street, N.W., is another branch of the Carnegie Institution. This branch conducts physical chemical studies of geological problems, with particular emphasis on the processes involved in formation and evolution of the earth's mantle and core. The Carnegie Institution's purpose is to promote the development of interdisciplinary science, with the collection of scientists at the same campus designed to encourage

interaction across several disciplines of the earth and planetary sciences. Therefore this site is used primarily as a research facility and for post-doctoral education.

9. The total existing campus population is ninety persons and consists of thirty faculty, twenty-five students, fifteen technical support staff, fourteen administrative staff, and six building and grounds personnel. It is projected that by 1990 the only increase in the campus population will be the number of students. The number of students is expected to increase by nine resulting in a total student population of thirty-four by 1990. There is no significant anticipated growth beyond 1990.

10. The total floor area ratio (FAR) of the existing buildings is 0.62. The proposed construction would add 0.26 FAR to make a total of 0.88 FAR. The maximum FAR permitted for all buildings on a campus in an R-1-A District is 1.8. Thirty off-street parking spaces exist on the campus. The proposed construction will increase the number of off-street spaces to sixty-seven.

11. The Carnegie Institution proposes to construct a new research building as well as renovate the Cyclotron and Main Buildings on its campus. The proposal seeks to maintain the current landscaping of the campus and builds in their existing composition by locating the new Research Building at the rear of the campus as viewed from the corner of Broad Branch Road, and 32nd Street, N.W. This new construction will be set back from the Main Building, which will thus retain its visual prominence. The new Research Building will consist of approximately 63,000 square feet of gross floor area, and will house twenty-five faculty members, approximately twenty-seven students and fifteen support staff. The environmental impact of the new Research Building will be minimized by locating vehicular access, parking and services in the rear of the building, with the truck loading dock visually screened by its placement at the ground floor or lowest elevation of the building.

12. The Carnegie Institution also proposes to renovate the existing Cyclotron Building to serve as a center for Isotope Geochmistry and Cosmochemistry, and to provide laboratory, office and support areas for five faculty members and approximately seven students. This facility requires ultra-clean laboratories and will be located separately from the other research areas. In addition, the Carnegie Institution proposes to renovate the Main Building to serve as the administrative, library and social center for the campus. An existing shop area immediately adjacent to this building will be renovated to provide a small auditorium seating approximately ninety people. In addition it will house approximately fourteen administrative staff and provide office space for visiting scientists.

13. The proposed new construction and renovation activity will take between two and three years to complete. The initial phase of construction will include the new Research Building and Cyclotron Building. It is anticipated that this phase will take up to eighteen months with a reserve of three months. Most of the heavy dirt hauling activity will occur during this period. Once the new research building is completed work will proceed on the Main Building and the remaining construction activity is estimated to take twelve months.

14. The Office of Planning (OP) by report dated July 13, 1988 recommended that the application be approved. The OP believes that the proposed new development and renovation of existing buildings are designed to maintain compatability with the character of the area, and would be so located that it is not likely to create objectionable conditions in the area. The Board concurs with recommendation of the OP.

15. Advisory Neighborhood Commission (ANC) 3G by report dated July 5, 1988 recommended approval of the application. ANC-3G was satisfied with the long range plans for the site and believes that the new facility would fit well on the site and in the neighborhood. The ANC is of the opinion that the only major problem that it forsees lies in the fact that there will be some disruption to the surrounding neighborhood during the construction period when heavy trucks will be hauling dirt from the excavation of the site and propose the following conditions.

a. Construction traffic should leave the site by way of Jocelyn Street, 32nd Street and Nevada Avenue Avenue out to Nebraska Avenue rather than by way of Jocelyn to Broad Branch and Nevada and then to Nebraska.

b. Construction vehicles should not approach the site down either 32nd Street or Broad Branch, but instead, return to the site the way they left it. (Please note that for may years, it has not been possible to get onto Military from either Broad Branch or 32nd Street south of Military as 32nd and Broad Branch are one-way streets south (down) from Military Road.)

c. No itinerant deliveries be made before 9:00 A.M., in the morning, but this particular mitigation shall not apply to dirt-haul and concrete trucks.

d. Wherever possible, the Carnegie Institution should provide space for construction workers to park on campus, provided environmental damage is not done.

e. In accordance with the recent enactment of the District of Columbia Vehicle Cover Act of 1988, now D.C. Law 7-108, all dirt-haul trucks, regardless of where they are licensed, shall be covered.

f. For dirt-haul trucks leaving the site and the immediate neighborhood, only various road arterials should be utilized; Military Road to the west, Military Road to the east, and Nebraska Avenue to the southwest.

16. The Board agrees with the recommendation of the ANC, except that with respect to the proposed conditions for construction traffic, the Board notes that the Department of Public Works will determine the final truck routing and applicable code requirements for construction activity. However, the Board will note that the applicant has agreed to the recommendations and guidelines of the ANC.

17. Neighbors of the site including the representative of the Embassy of Tunicia appeared at the public hearing in opposition to the application. The opposition raised issues regarding the impact of traffic and parking during the period of construction and the visual impact of the proposed research building.

18. The Board's response to the opposition concern related to construction traffic and parking is the same as stated in Finding of Fact No. 16. The Board finds that the research building is proposed to be located in such a manner that will minimize any impact to adjoining and nearby property. The research building will be set back the maximum possible distance from any property line. Stands of existing trees provide a visual screen for the research building and additional trees will be planted to maintain this visual screen.

CONCLUSIONS OF LAW AND OPINION:

Based on the foregoing Findings of Fact and the evidence of record, the Board concludes that the applicant is seeking a special exception, the granting of which requires substantial evidence that the applicant has complied with the requirements of Section 3108.1 and Section 508.1 of the Zoning Regulations. The Board concludes that the applicant has met its burden of proof.

The Board concludes that the proposed increase in development the of the campus is not likely to become objectionable to neighboring properties because of noise,

traffic, number of students or other objectionable conditions. The site is a self-contained campus, separated from its abutting neighbors by public streets and wide expanses of open space. The campus is primarily used as a research facility with a modest population which is not likely to generate any activity that will adversely affect the residential neighborhood. The proposed new construction is planned to be located on the least visible areas of the campus and will include provisions for off-street parking for staff and visitors. The total bulk of all buildings and structures on the campus does not exceed the floor area ratio prescribed for a campus plan in the R-1-A District.

The Board further concludes that approval of the application will be in harmony with the intent and general purpose of the zoning regulations and map and will not tend to impact adversely the use of neighboring property. The Board concludes that it has accorded to the ANC the "great weight" to which it is entitled. Accordingly, it is ORDERED that this application is APPROVED SUBJECT to the following CONDITIONS.

1. The campus shall be developed in accordance with the plans marked as Exhibit No. 8 amended by Exhibit No. 21A of the record.

2. The campus shall be used primarily as a research facility and for post-doctorial education. The revised campus plan shall include: a new research building; a renovated Cyclotron Building to serve as a center for Isotope Geochemistry and Cosmochemistry; a renovated Main Building to serve as the administrative library and social center, and; a renovated shop area to provide an auditorium seating approximately ninety persons and to house administrative staff and visiting scientist.

3. The campus population shall not exceed ninety-nine persons.

   a. There shall be no more than thirty-four students or fellows.

   b. There shall be no more than thirty faculty, fifteen technical support staff and twenty administrative staff and other personnel.

4. The maximum floor area ratio (FAR) for the campus shall not exceed 0.88.

5. There shall be a minimum of sixty-seven

off-street parking spaces provided.

6. Existing landscaping shall be maintained in a healthy state. New landscaping shall be provided in accordance with Exhibit No. 21A (Street No. L-1) of the record.

7. The applicant shall make every effort to facilitate an orderly phasing of construction to minimize any impacts on the neighborhood.

VOTE: 3-0 (Paula L. Jewell, William F. McIntosh and Carrie L. Thornhill to approve; Charles R. Norris not present, not noting).

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED BY: _____
EDWARD L. CURRY
Executive Director

FINAL DATE OF ORDER: OCT 28 2000

UNDER 11 DCMR 3103.1, "NO DECISION OR ORDER OF THE BOARD SHALL TAKE EFFECT UNTIL TEN DAYS AFTER HAVING BECOME FINAL PURSUANT TO THE SUPPLEMENTAL RULES OF PRACTICE AND PROCEDURE BEFORE THE BOARD OF ZONING ADJUSTMENT."

THIS ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER, UNLESS WITHIN SUCH PERIOD AN APPLICATION FOR A BUILDING PERMIT OR CERTIFICATE OF OCCUPANCY IS FILED WITH THE DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS.

order14831/BHS

GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT

Application No. 16224 of the Carnegie Institute, pursuant to 11 DCMR 3108.1, for a special exception under Section 210 for modification of an approved campus plan and the further processing under the amended plan to allow modifications to an existing cyclotron building in an R-1-A District at premises 5241 Broad Branch Road, N.W. (Square 2288, Lot 813).

HEARING DATE: April 23, 1997
DECISION DATE: April 23, 1997 (Bench Decision)

SUMMARY ORDER

The Board provided proper and timely notice of public hearing on this application by publication in the D.C. Register, and by mail to Advisory Neighborhood Commission (ANC) 3G and to owners of property within 200 feet of the site.

The site of this application is located within the jurisdiction of ANC 3G. ANC 3G, which is automatically a party to this application, submitted a written statement in support of the application.

As directed by 11 DCMR 3324.2, the Board has required the applicant to satisfy the burden of proving the elements which are necessary to establish the case for a special exception pursuant to 11 DCMR 210. No person or entity appeared at the public hearing in opposition to this application or otherwise requested to participate as a party in this proceeding. Accordingly, a decision by the Board to grant this application would not be adverse to any party.

Based upon the record before the Board, the Board concludes that the applicant has met the burden of proof, pursuant to 11 DCMR 3108, that the requested relief can be granted as being in harmony with the general purpose and intent of the Zoning Regulations and Map. The Board further concludes that granting the requested relief will not tend to affect adversely the use of neighboring property in accordance with the Zoning Regulations and Map. It is therefore ORDERED that this application is GRANTED subject to the following CONDITIONS:

1. Construction shall be in accordance with the plans submitted into the record.

2. The maximum floor area ratio (FAR) for the campus shall not exceed .882, until such time that further processing comes before the Board.

3. Excavation and construction shall occur on days and during hours that are required by other codes and regulations of the District.

4. The conditions in BZA Order No. 14831 shall remain in effect to the extent that they are not inconsistent with the instant application.

Pursuant to DCMR 3301.1, the Board has determined to waive the requirement to 11 DCMR 3331.3 that the order of the Board be accompanied by findings of fact and conclusions of law. The waiver will not prejudice the rights of any party, and is appropriate in this case.

VOTE: 3-0 (Maybelle Taylor Bennett, Susan Morgan Hinton and Sheila Cross Reid to grant; Laura M. Richards and Angel F. Clarens not present, not voting).

BY ORDER OF THE D.C. BOARD OF ZONING ADJUST

ATTESTED BY: Madeliene H. Dobbins
MADELIENE H. DOBBINS
Director

FINAL DATE OF ORDER: MAY 14 1997

PURSUANT TO D.C. CODE SEC. 1-2431 (1987), SECTION 267 OF D.C. LAW 2-38, THE HUMAN RIGHTS ACT OF 1977, THE APPLICANT IS REQUIRED TO COMPLY FULLY WITH THE PROVISIONS OF D.C. LAW 2-38, AS AMENDED, CODIFIED AS D.C. CODE, TITLE 1, CHAPTER 25 (1987), AND THIS ORDER IS CONDITIONED UPON FULL COMPLIANCE WITH THOSE PROVISIONS. THE FAILUE OR REFUSAL OF APPLICANT TO COMPLY WITH ANY PROVISIONS OF D.C. LAW 2-38, AS AMENDED, SHALL BE A PROPER BASIS FOR THE REVOCATION OF THIS ORDER.

UNDER 11 DCMR 3103.1, "NO DECISION OR ORDER OF THE BOARD SHALL TAKE EFFECT UNTIL TEN DAYS AFTER HAVING BECOME FINAL PURSUANT TO THE SUPPLEMENTAL RULES OF PRACTICE AND PROCEDURE BEFORE THE BOARD OF ZONING ADJUSTMENT."

THIS ORDER OF THE BOARD IS VALID FOR A PERIOD OF TWO YEARS AFTER THE EFFECTIVE DATE OF THIS ORDER, UNLESS WITHIN SUCH PERIOD AN APPLICATION FOR A BUILDING PERMIT OR CERTIFICATE OF OCCUPANCY IS FILED WITH THE DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS.

ORD16224/TWR/amb