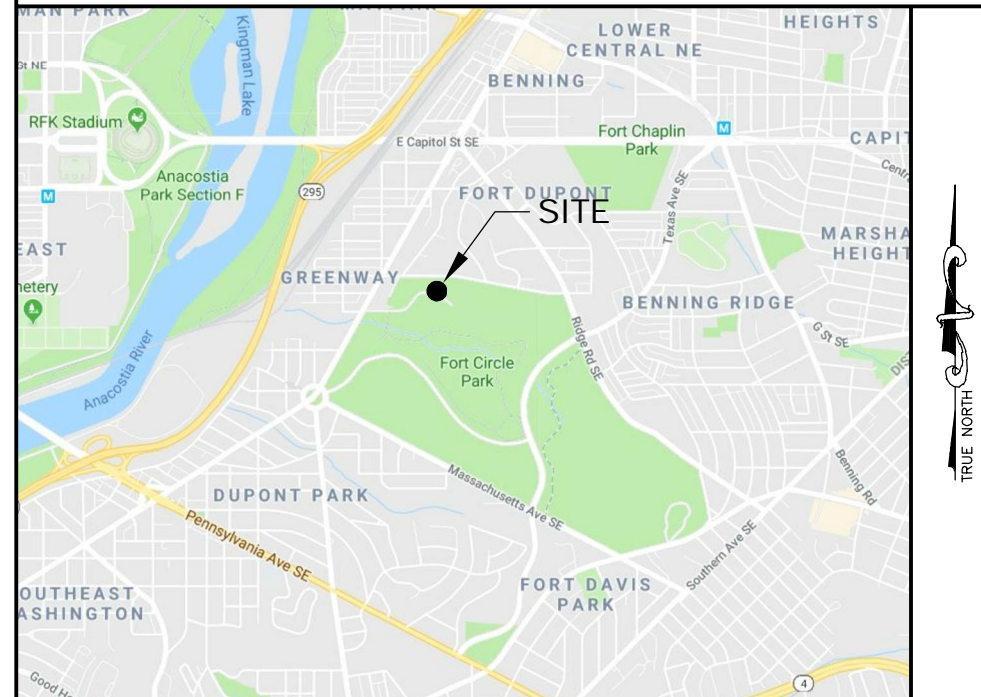


**T-MOBILE NORTHEAST LLC**  
**SITE NUMBER: 7WDC468B**  
**SITE NAME: WASHINGTON NATIONALS YOUTH BASEBALL ACADEMY**  
**T-MOBILE NSD CMP2 INSTALLATION, DESIGN 4SEC-67D69DB**

**3675 ELY PLACE, SE**  
**WASHINGTON, DC 20019**  
**DISTRICT OF COLUMBIA**

**VICINITY MAP**



**DIRECTIONS**

12050 BALTIMORE AVENUE, BELTSVILLE, MD 20705. HEAD SOUTHEAST TOWARD US-1 S/BALTIMORE AVE. TURN RIGHT ONTO US-1 S/BALTIMORE AVE. TURN LEFT ONTO POWDER MILL RD. TURN RIGHT ONTO MD-201 S. MD-201 S TURNS SLIGHTLY LEFT AND BECOMES MD-201. CONTINUE ONTO STATE HWY 295. TAKE THE PENNSYLVANIA AVENUE E EXIT. MERGE ONTO PENNSYLVANIA AVE SE. USE THE LEFT 2 LANES TO TURN LEFT ONTO MINNESOTA AVE SE. TURN RIGHT. RESTRICTED USAGE ROAD. DESTINATION WILL BE ON THE LEFT.

**CODE COMPLIANCE**

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THE LATEST EDITIONS OF THE FOLLOWING CODES.

- 2013 DISTRICT OF COLUMBIA BUILDING CODE
- 2011 NATIONAL ELECTRICAL CODE
- 2015 NFPA 101, LIFE SAFETY CODE
- 2012 DISTRICT OF COLUMBIA FIRE CODE
- AMERICAN CONCRETE INSTITUTE
- AMERICAN INSTITUTE OF STEEL CONSTRUCTION
- MANUAL OF STEEL CONSTRUCTION 13TH EDITION
- ANSI/TIA-222-G
- TIA 607
- INSTITUTE FOR ELECTRICAL & ELECTRONICS ENGINEER 81
- IEEE C2 NATIONAL ELECTRIC SAFETY CODE LATEST EDITION
- TELECORDIA GR-1275
- ANSI/T 311

**DRAWING INDEX**

T-1	TITLE SHEET
SP-1	SITE PLAN
C-1	COMPOUND PLAN
C-2	ELEVATION
A-1	ANTENNA PLAN

**DO NOT SCALE DRAWINGS**

THESE DRAWINGS ARE FORMATTED TO BE FULL-SIZE AT 22"X34". CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE DESIGNER / ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR MATERIAL ORDERS OR BE RESPONSIBLE FOR THE SAME. CONTRACTOR SHALL USE BEST MANAGEMENT PRACTICE TO PREVENT STORM WATER POLLUTION DURING CONSTRUCTION.

STRUCTURAL PLANS CERTIFIED AS PROVIDED IN SECTION 106.1.4.1 OF THE D.C. CONSTRUCTION CODES.

**APPROVAL BLOCK**

	DATE	APPROVED	APPROVED AS NOTED	DISAPPROVED/REVISE
PROPERTY OWNER	_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SITE ACQUISITION	_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CONSTRUCTION MANAGER	_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ZONING	_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
RF ENGINEER	_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**SITE INFORMATION**

**SCOPE OF WORK:**

- (8) PROPOSED ANTENNAS
- (4) PROPOSED RRUS
- (4) PROPOSED 6X12 HYBRID CABLES
- (1) PROPOSED LMR-400 COAX CABLE
- (1) PROPOSED MICROWAVE DISH
- (4) PROPOSED ANTENNA SECTOR FRAMES
- (1) PROPOSED CONCRETE PAD
- (1) PROPOSED METER
- (1) PROPOSED AUTOMATIC TRANSFER SWITCH
- (1) PROPOSED GENERATOR
- (1) PROPOSED DISCONNECT
- (1) PROPOSED 6102 EQUIPMENT CABINET
- (1) PROPOSED PPC CABINET
- (1) PROPOSED LIGHT POLE (BY OTHERS)
- (8) PROPOSED GROUND BARS

**PROJECT DESIGN:** T-MOBILE NEW CONSTRUCTION  
4SEC-67D69DB (AS IDENTIFIED ON RFDS)

**SITE ID NUMBER:** 7WDC468B

**911 SITE ADDRESS:** 3675 ELY PLACE, SE  
WASHINGTON, DC 20019

**LATITUDE:** 38° 52' 58.98" (NAD83)  
**LONGITUDE:** -76° 57' 14.62" (NAD83)

**JURISDICTION:** DISTRICT OF COLUMBIA  
**ZONING:** RA1 - COMMERCIAL

**TAX ACCOUNT NUMBER:** 5438-0000-0801  
**PARCEL AREA:** 8.72± ACRES  
**PARCEL OWNER:** UNITED STATES OF AMERICA  
**ADDRESS:** 51 N STREET NE,  
WASHINGTON DC 20002

**GROUND ELEVATION:** 108± (AMSL)

**STRUCTURE TYPE:** LIGHT POLE

**STRUCTURE HEIGHT:** 71'-6" (AGL) (TOP OF STADIUM LIGHT MOUNTING)  
81'-6" (AGL) (TOP OF PROPOSED LIGHT POLE)  
85'-0" (AGL) (TOP OF T-MOBILE ANTENNAS)

**PROJECT TEAM**

**APPLICANT:** T-MOBILE NORTHEAST LLC  
12050 BALTIMORE AVENUE  
BELTSVILLE, MD 20705  
OFFICE: (240) 264-8600  
FAX: (240) 264-8610

**PROJECT MANAGEMENT FIRM:** NETWORK BUILDING + CONSULTING, LLC.  
6095 MARSHALEE DRIVE, SUITE 300  
ELKRIDGE, MD 21075  
(410) 712-7092

**ENGINEERING FIRM:** NETWORK BUILDING + CONSULTING, LLC.  
6095 MARSHALEE DRIVE, SUITE 300  
ELKRIDGE, MD 21075  
(410) 712-7092

**NOTE TO GENERAL CONTRACTOR**

NO WORK IS TO BE PERFORMED ON THIS SITE WITHOUT REVIEW OF THE APPROVED STRUCTURAL ANALYSIS. IF ANY DISCREPANCIES ARE FOUND THE GENERAL CONTRACTOR SHALL NOTIFY ENGINEER IN WRITING. AT NO TIME WILL ANY ADDITIONAL ANTENNAS BE INSTALLED WITHOUT WRITTEN CONSENT FROM TOWER ENGINEER.

DC APPROVAL

APPLICANT

ENGINEER

SITE INFORMATION

DESIGN RECORD

PROFESSIONAL STAMP & ENGINEER

SHEET TITLE

SHEET NUMBER

**T-Mobile**  
T-MOBILE NORTHEAST LLC  
12050 BALTIMORE AVENUE  
BELTSVILLE, MD 20705  
OFFICE: (240) 264-8600  
FAX: (240) 264-8610

**NB+C**  
**TOTALLY COMMITTED.**  
NB+C ENGINEERING SERVICES, LLC.  
6095 MARSHALEE DRIVE, SUITE 300  
ELKRIDGE, MD 21075  
(410) 712-7092

7WDC468B  
WASHINGTON NATIONALS  
YOUTH BASEBALL ACADEMY  
3675 ELY PLACE, SE  
WASHINGTON, DC 20019  
DISTRICT OF COLUMBIA

**REVISIONS**

REV	DATE	DESCRIPTION	BY
0	10/10/18	ZONING DRAWINGS	JNW

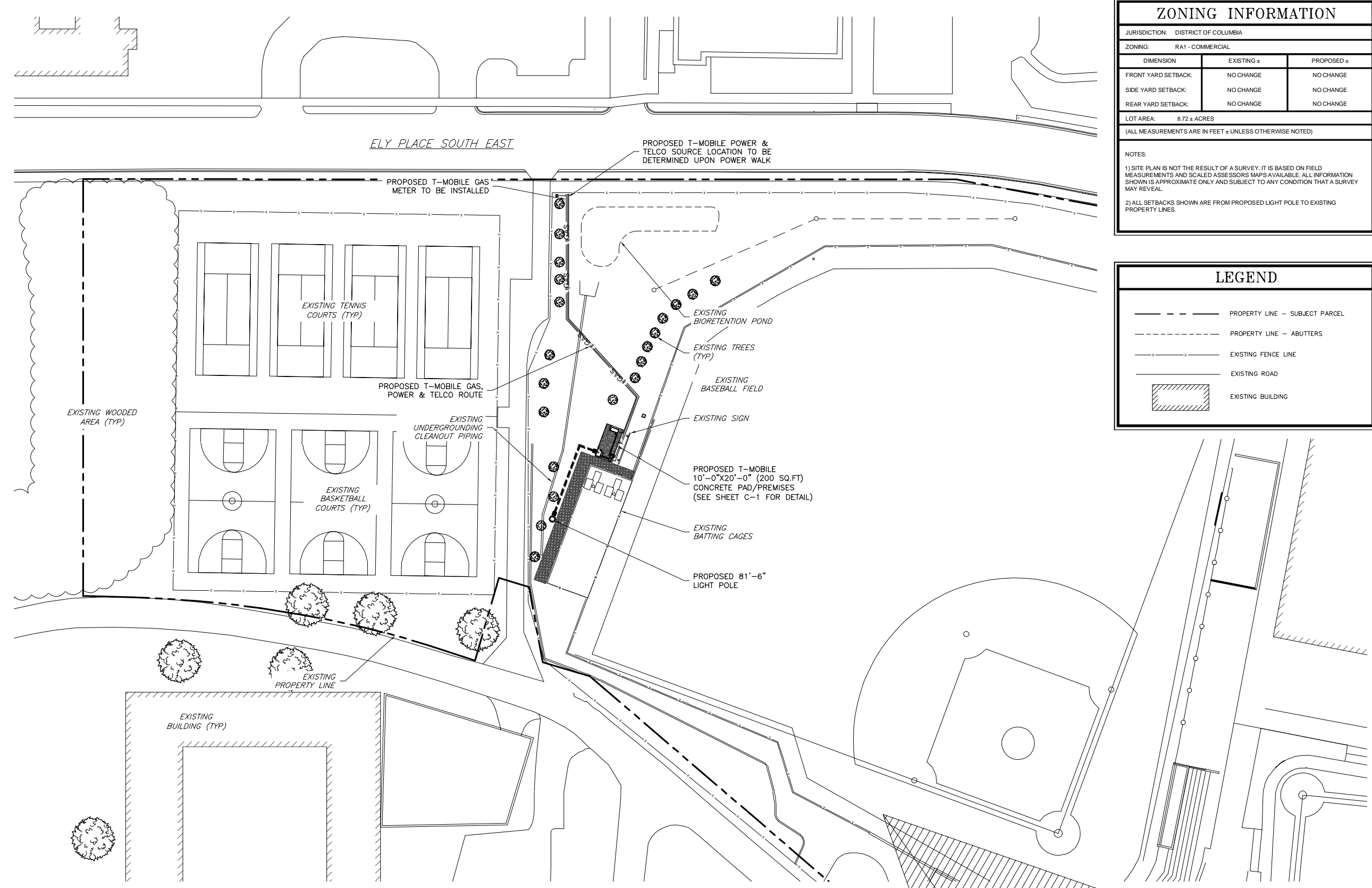
STRUCTURAL PLANS CERTIFIED AS PROVIDED IN SECTION 106.1.4.1 OF THE D.C. CONSTRUCTION CODE

I AM RESPONSIBLE FOR DETERMINING THAT THE ARCHITECTURAL, DESIGN AND REGULATIONS OF THE DISTRICT OF COLUMBIA HAVE PERSONALLY PREPARED, OR DIRECTLY SUPERVISED THE DEVELOPMENT OF THE ENGINEERING DESIGNS INCLUDED IN THIS APPLICATION.

**TITLE SHEET**

Board of Zoning Adjustment  
District of Columbia  
CASE NO. 20006  
EXHIBIT NO. 4

TRUE NORTH



ZONING INFORMATION		
JURISDICTION: DISTRICT OF COLUMBIA		
ZONING: RA1 - COMMERCIAL		
DIMENSION	EXISTING ±	PROPOSED ±
FRONT YARD SETBACK:	NO CHANGE	NO CHANGE
SIDE YARD SETBACK:	NO CHANGE	NO CHANGE
REAR YARD SETBACK:	NO CHANGE	NO CHANGE
LOT AREA: 8.72 ± ACRES		
(ALL MEASUREMENTS ARE IN FEET ± UNLESS OTHERWISE NOTED)		
NOTES:		
1) SITE PLAN IS NOT THE RESULT OF A SURVEY. IT IS BASED ON FIELD MEASUREMENTS AND SCALED ASSESSORS MAPS AVAILABLE. ALL INFORMATION SHOWN IS APPROXIMATE ONLY AND SUBJECT TO ANY CONDITION THAT A SURVEY MAY REVEAL.		
2) ALL SETBACKS SHOWN ARE FROM PROPOSED LIGHT POLE TO EXISTING PROPERTY LINES.		

LEGEND	
	PROPERTY LINE - SUBJECT PARCEL
	PROPERTY LINE - ABUTTERS
	EXISTING FENCE LINE
	EXISTING ROAD
	EXISTING BUILDING

DC APPROVAL

**T-Mobile**  
 T-MOBILE NORTHEAST LLC  
 12050 BALTIMORE AVENUE  
 BELTSVILLE, MD 20705  
 OFFICE: (240) 264-8600  
 FAX: (240) 264-8610

**NB+C**  
 TOTALLY COMMITTED.  
 NB+C ENGINEERING SERVICES, LLC.  
 6095 MARSHALEE DRIVE, SUITE 300  
 ELKRODGE, MD 21075  
 (410) 712-7092

7WDC468B  
 WASHINGTON NATIONALS  
 YOUTH BASEBALL ACADEMY  
 3675 ELY PLACE, SE  
 WASHINGTON, DC 20019  
 DISTRICT OF COLUMBIA

REVISIONS			
REV	DATE	DESCRIPTION	BY
0	10/10/18	ZONING DRAWINGS	JNW

STRUCTURAL PLANS IDENTIFIED APPROVED IN SECTION 101.01 OF THE D.C. CODE

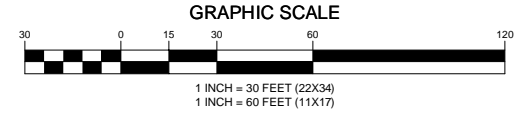
**DISTRICT OF COLUMBIA**  
 PHILIP A. BURTNER  
 No. 806481  
 10/10/18  
 PHILIP BURTNER, P.E.  
 D.C. PROFESSIONAL ENGINEER  
 LIC. 806481

I AM RESONABLE AND I DETERMINE THAT THE ARCHITECTURAL DESIGN IN THIS APPLICATION IS IN COMPLIANCE WITH ALL LAWS AND REGULATIONS OF THE DISTRICT OF COLUMBIA. I HAVE PERSONALLY PREPARED, OR DIRECTLY SUPERVISED THE DEVELOPMENT OF THE ENGINEERING DESIGNS INCLUDED IN THIS APPLICATION.

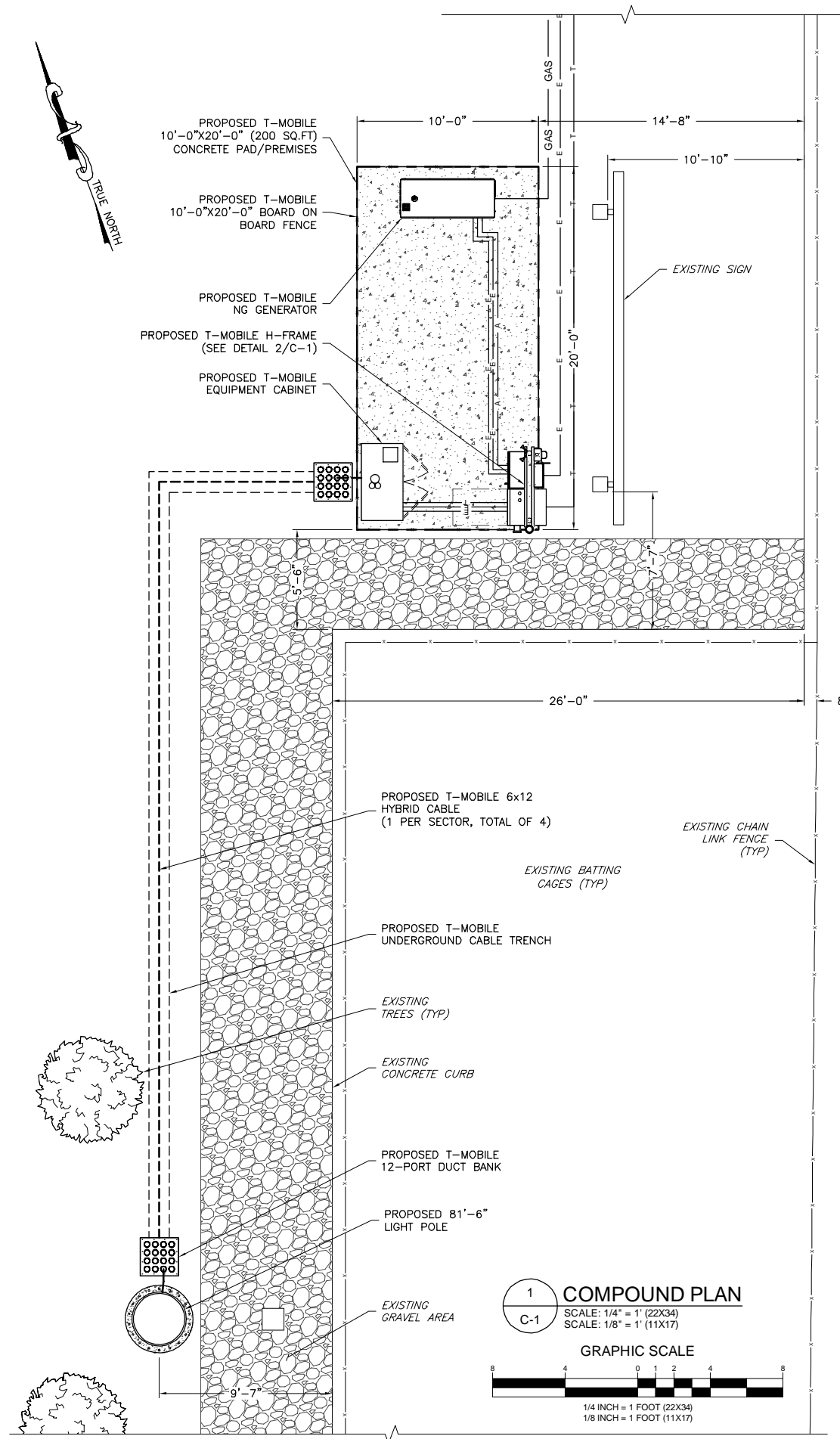
SHEET TITLE  
**SITE PLAN**

SHEET NUMBER  
**SP-1**

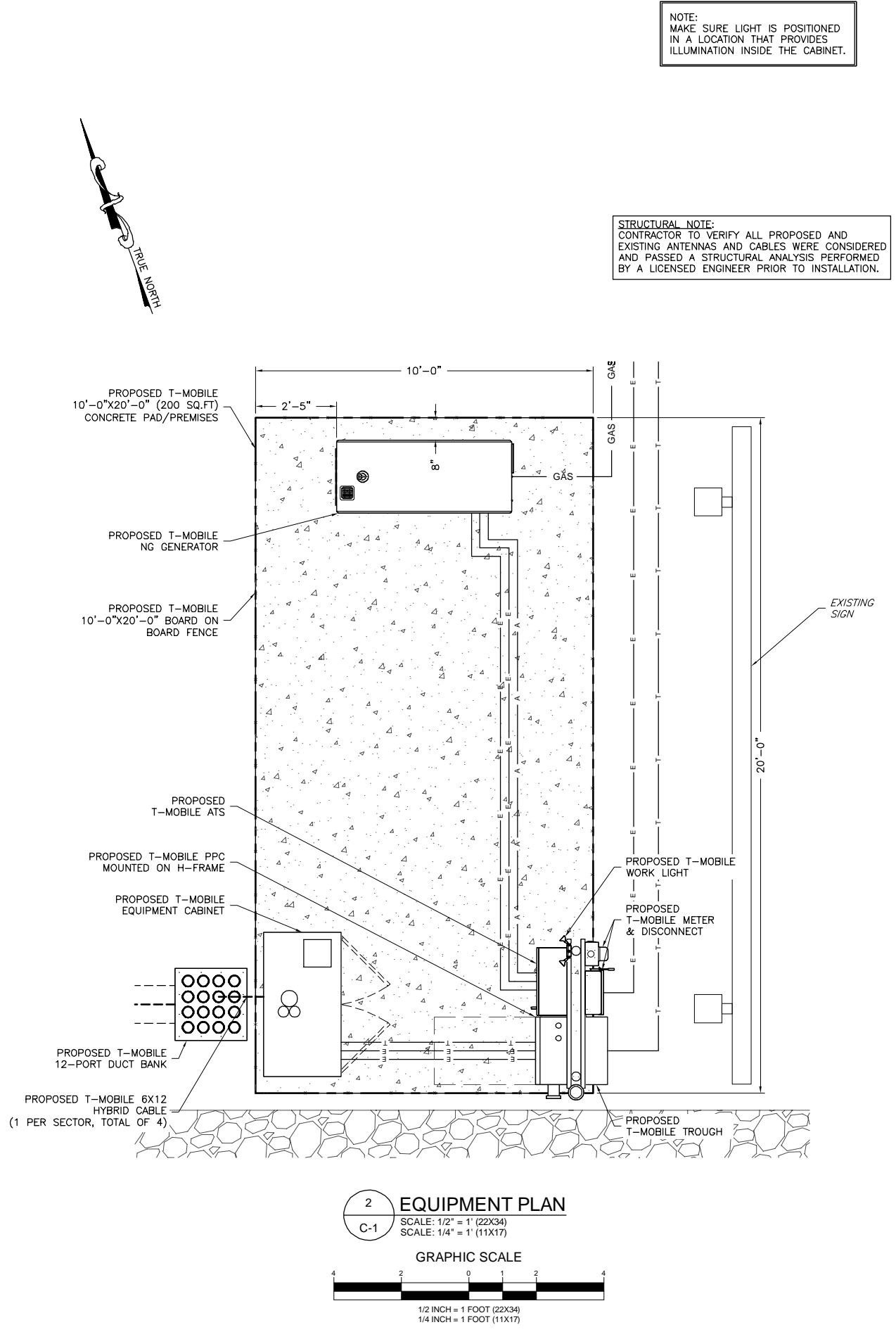
1 SITE PLAN  
 SP-1  
 SCALE: 1" = 30' (22X34)  
 SCALE: 1" = 60' (11X17)



UNITED STATES OF AMERICA  
 51 N STREET NE,  
 WASHINGTON DC 20002  
 TAX ACCOUNT #: 5438-0000-0801  
 ZONING: RA1 - COMMERCIAL  
 AREA: 8.72 ± ACRES



**1 COMPOUND PLAN**  
 SCALE: 1/4" = 1' (22X34)  
 SCALE: 1/8" = 1' (11X17)  
 GRAPHIC SCALE  
 1/4 INCH = 1 FOOT (22X34)  
 1/8 INCH = 1 FOOT (11X17)



**2 EQUIPMENT PLAN**  
 SCALE: 1/2" = 1' (22X34)  
 SCALE: 1/4" = 1' (11X17)  
 GRAPHIC SCALE  
 1/2 INCH = 1 FOOT (22X34)  
 1/4 INCH = 1 FOOT (11X17)

NOTE: MAKE SURE LIGHT IS POSITIONED IN A LOCATION THAT PROVIDES ILLUMINATION INSIDE THE CABINET.

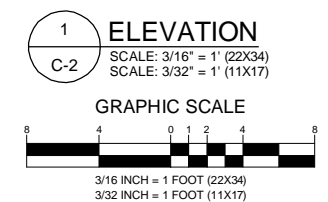
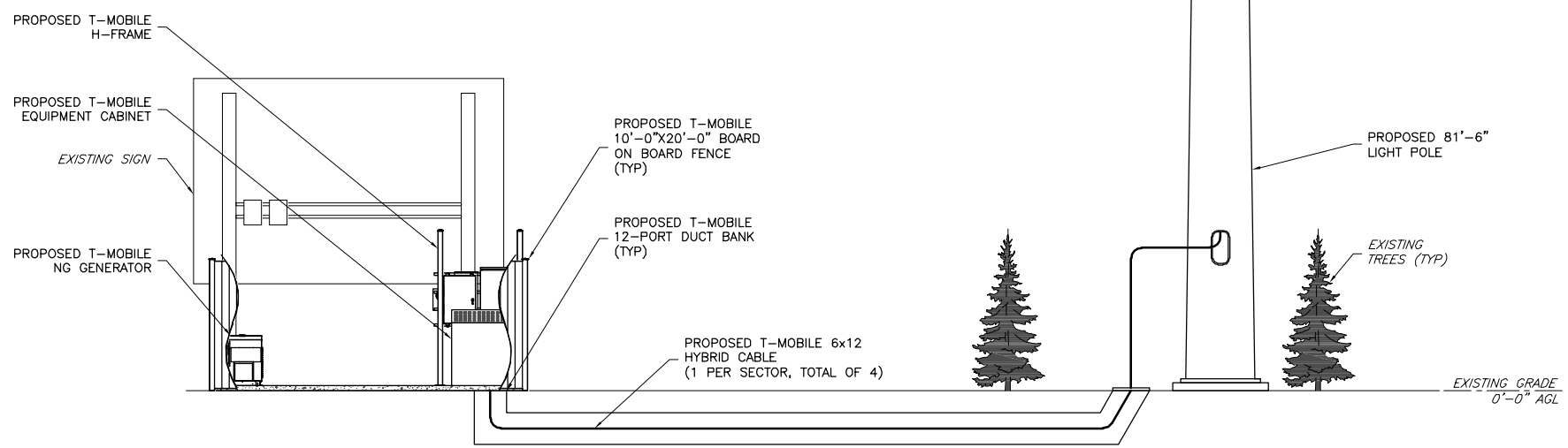
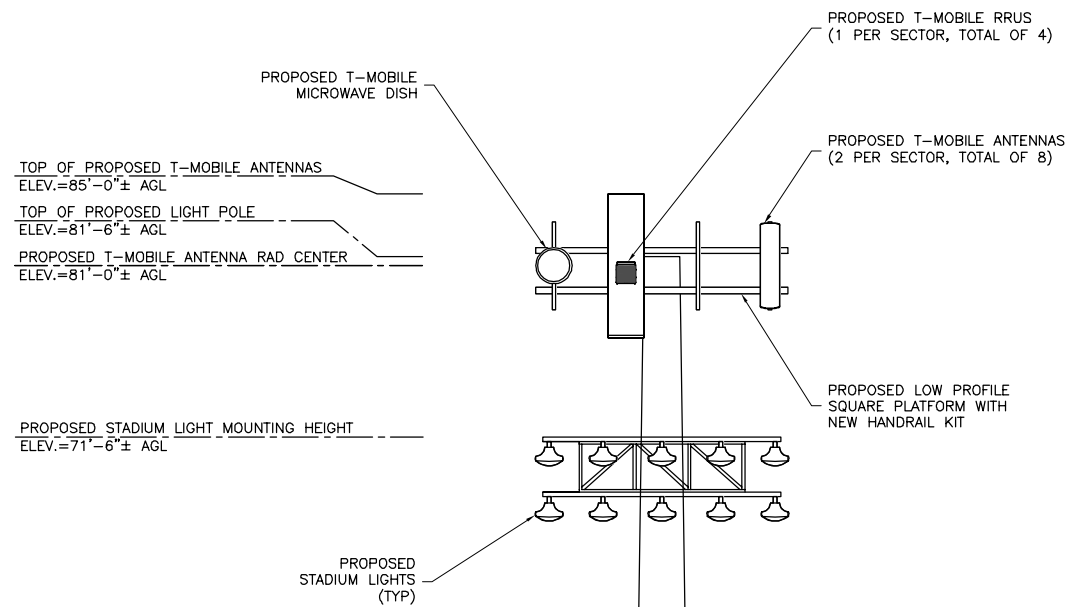
STRUCTURAL NOTE: CONTRACTOR TO VERIFY ALL PROPOSED AND EXISTING ANTENNAS AND CABLES WERE CONSIDERED AND PASSED A STRUCTURAL ANALYSIS PERFORMED BY A LICENSED ENGINEER PRIOR TO INSTALLATION.

DC APPROVAL													
APPLICANT	<b>T-Mobile</b> T-MOBILE NORTHEAST LLC 12050 BALTIMORE AVENUE BELTSVILLE, MD 20705 OFFICE: (240) 264-8600 FAX: (240) 264-8610												
ENGINEER	<b>NB+C</b> TOTALLY COMMITTED. NB+C ENGINEERING SERVICES, LLC. 6095 MARSHALEE DRIVE, SUITE 300 ELKRODGE, MD 21075 (410) 712-7092												
SITE INFORMATION	7WDC468B WASHINGTON NATIONALS YOUTH BASEBALL ACADEMY 3675 ELY PLACE, SE WASHINGTON, DC 20019 DISTRICT OF COLUMBIA												
DESIGN RECORD	<table border="1"> <thead> <tr> <th colspan="4">REVISIONS</th> </tr> <tr> <th>REV</th> <th>DATE</th> <th>DESCRIPTION</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td>0</td> <td>10/10/18</td> <td>ZONING DRAWINGS</td> <td>JNW</td> </tr> </tbody> </table>	REVISIONS				REV	DATE	DESCRIPTION	BY	0	10/10/18	ZONING DRAWINGS	JNW
REVISIONS													
REV	DATE	DESCRIPTION	BY										
0	10/10/18	ZONING DRAWINGS	JNW										
PROFESSIONAL STAMP & ENGINEER													
SHEET TITLE	<b>COMPOUND &amp; EQUIPMENT PLAN</b>												
SHEET NUMBER	<b>C-1</b>												



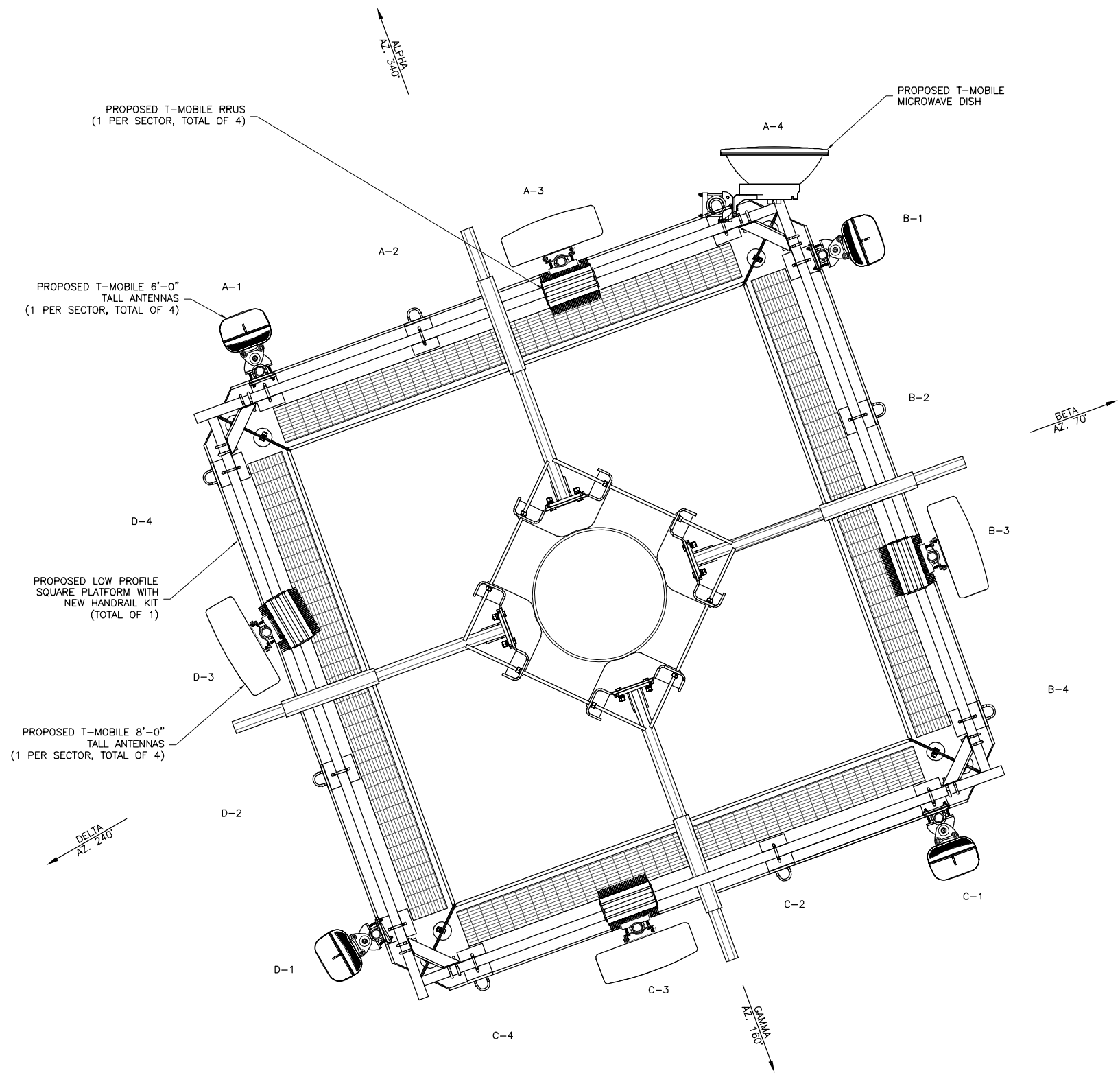
NOTE:  
MAKE SURE LIGHT IS POSITIONED  
IN A LOCATION THAT PROVIDES  
ILLUMINATION INSIDE THE CABINET.

STRUCTURAL NOTE:  
CONTRACTOR TO VERIFY ALL PROPOSED AND  
EXISTING ANTENNAS AND CABLES WERE CONSIDERED  
AND PASSED A STRUCTURAL ANALYSIS PERFORMED  
BY A LICENSED ENGINEER PRIOR TO INSTALLATION.



DC APPROVAL									
APPLICANT	<p>T-MOBILE NORTHEAST LLC 12050 BALTIMORE AVENUE BELTSVILLE, MD 20705 OFFICE: (240) 264-8600 FAX: (240) 264-8610</p>								
ENGINEER	<p>TOTALLY COMMITTED. NB+C ENGINEERING SERVICES, LLC. 6095 MARSHALEE DRIVE, SUITE 300 ELKRODGE, MD 21075 (410) 712-7092</p>								
SITE INFORMATION	<p>7WDC468B WASHINGTON NATIONALS YOUTH BASEBALL ACADEMY 3675 ELY PLACE, SE WASHINGTON, DC 20019 DISTRICT OF COLUMBIA</p>								
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REV	DATE	DESCRIPTION	BY						
0	10/10/18	ZONING DRAWINGS	JNW						
PROFESSIONAL STAMP & ENGINEER	<p>STRUCTURAL PLANS PREPARED AND PROVIDED IN SECTION 101.01 OF THE D.C. CODE (ZONING CODE)</p> <p>10/10/18 PHILIP BURTNER, P.E. DC PROFESSIONAL ENGINEER LIC. 806481</p> <p>I AM RESPONSIBLE FOR DETERMINING THAT THE ARCHITECTURAL DESIGN SUBMITTED IN THIS APPLICATION IS IN COMPLIANCE WITH ALL LAWS AND REGULATIONS OF THE DISTRICT OF COLUMBIA. I HAVE PERSONALLY PREPARED, OR DIRECTLY SUPERVISED THE DEVELOPMENT OF THE ENGINEERING DESIGNS INCLUDED IN THIS APPLICATION.</p>								
SHEET TITLE	ELEVATION								
SHEET NUMBER	C-2								

**STRUCTURAL NOTE:**  
 CONTRACTOR TO VERIFY ALL PROPOSED AND EXISTING ANTENNAS AND CABLES WERE CONSIDERED AND PASSED A STRUCTURAL ANALYSIS PERFORMED BY A LICENSED ENGINEER PRIOR TO INSTALLATION.



1 PROPOSED ANTENNA ORIENTATION PLAN  
 A-1 NTS

APPROX TRUE NORTH

DC APPROVAL

APPLICANT

**T-Mobile**  
 T-MOBILE NORTHEAST LLC  
 12050 BALTIMORE AVENUE  
 BELTSVILLE, MD 20705  
 OFFICE: (240) 264-8600  
 FAX: (240) 264-8610

ENGINEER

**NB+C**  
 TOTALLY COMMITTED.  
 NB+C ENGINEERING SERVICES, LLC.  
 6095 MARSHALEE DRIVE, SUITE 300  
 ELKRODGE, MD 21075  
 (410) 712-7092

SITE INFORMATION

7WDC468B  
 WASHINGTON NATIONALS  
 YOUTH BASEBALL ACADEMY  
 3675 ELY PLACE, SE  
 WASHINGTON, DC 20019  
 DISTRICT OF COLUMBIA

DESIGN RECORD

REVISIONS			
REV	DATE	DESCRIPTION	BY
0	10/10/18	ZONING DRAWINGS	JNW

PROFESSIONAL STAMP & ENGINEER

STRUCTURAL PLANS CHECKED AND APPROVED IN SECTION 1011 OF THE D.C. CODE (ZONING CODE)

**DISTRICT OF COLUMBIA**  
 PHILIP A. BURTNER  
 No. 805481  
 10/10/18  
 PHILIP BURTNER, P.E.  
 DC PROFESSIONAL ENGINEER  
 LIC. 805481

I AM RESPONSIBLE FOR DETERMINING THAT THE ARCHITECTURAL DESIGN SHOWN IN THIS APPLICATION IS IN COMPLIANCE WITH ALL LAWS AND REGULATIONS OF THE DISTRICT OF COLUMBIA. I HAVE PERSONALLY PREPARED, OR DIRECTLY SUPERVISED THE DEVELOPMENT OF THE ENGINEERING DESIGNS INCLUDED IN THIS APPLICATION.

SHEET TITLE

ANTENNA PLAN

SHEET NUMBER

A-1