16884

BZA
Case No. 16884
Exhibit No. 23

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 an 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 drain areas shall be protected during extrusion and construction.
5. If any catch basins or drains become 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, after its establishment and for duration of the project.
8. Add# note or demolition, there is the need for groundcover to prevent erosion and sediment runoff from occurring. Such as seed, sod, pave, brickbat or mulch, etc.

SEDIMENT CONTROL APPROVAL

Plan Number _____

This approval is for grading and sediment control only. Permittee/contractor is required to construct design feature shown hereon.

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

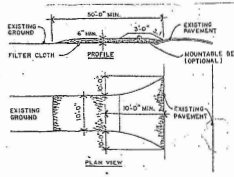
EROSION AND SEDIMENT CONTROL MEASURES AND SEQUENCE:

1. All erosion and sediment control measures shall be placed prior to or as the first step in grading.
2. Provide temporary stone construction entrance where shown. Provide water source and hose to clean all equipment leaving site
3. Install silt fence around perimeter of site.
4. No disturbed area will be denuded for more than 7 calendar days. Install the necessary temporary or permanent vegetative stabilization measures to achieve adequate erosion and sediment control.
5. All construction to be inspected daily by the contractor, and any damaged siltation or erosion control devices or measures will be repaired at the close of the day.
6. All silt fence to be maintained in working condition.
7. Stabilized construction entrances to be periodically supplemented with additional stone as needed.
8. Controls will be removed after final contributing basins have been permanently stabilized.

LIST OF STANDARD SYMBOLS

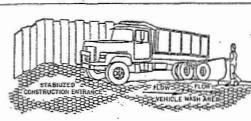
Earth Dike — Grade Stabilization Structure — 6.65 - F PSD-12
Straw Bale Dike — Pipe Slope Drain — 6.65 - F PSD-12
Silt Fence — Perimeter Dike/Swale
Temporary Swale — Inlet Protection
Stabilized Construction Entrance — Diversion
Paved Waterway
Lined Waterway
Rock Outlet Protection — R-5 or 6
Subsurface Drain

STABILIZED CONSTRUCTION ENTRANCE
(not to scale)

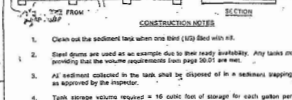


CONSTRUCTION RAMP SPECIFICATION

1. Stone size – Use 2" stone, or reclaimed or recycled concrete equivalent.
2. Length – As required, but not less than 50 feet (except on a single residence lot where a 30 foot minimum length would apply).
3. Thickness – Not less than six (6) inches.
4. Width – Ten (10) foot minimum, but not less than full width of all points of ingress or egress occurs.
5. Filter cloth – Will be placed over the entire area prior to placing of stone. Filter will not be required on a single family residence lot.
6. Surface water – All surface water flowing or diverted toward construction entrance shall be piped across the entrance. If piping is impractical a mountable berm with 5:1 slopes will be permitted.
7. Maintenance – The entrance shall be maintained in condition which will prevent tracking or flowing of sediment onto public rights-of-way. This may require periodic top dressing with additional stone as conditions demand and repair and/or cleanout of any measures used to trap sediment. All sediment spilled, dropped, washed or tracked onto public rights-of-way must be removed immediately.
8. Washing – Wheels shall be cleaned to remove sediment prior to entrance onto public right-of-way. When washing is required, it shall be done on an area stabilized with stone which drains into an approved sediment trapping device.
9. Periodic inspection and needed maintenance shall be provided after each rain.



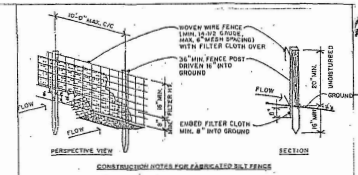
VEHICLE WASH DETAIL
(not to scale)



CONSTRUCTION NOTES

1. Clean out the sediment tank when one third (1/3) filled with silt.
2. Steel drums are used as an example due to their ready availability. Any tanks may be used providing that the volume requirements from page 36-01 are met.
3. All sediment collected in the tank shall be disposed of in a sediment trapping device or as approved by the inspector.
4. Tank storage volume required = 16 cubic foot of storage for each gallon per minute of pump discharge capacity. Multiple tanks may be used.

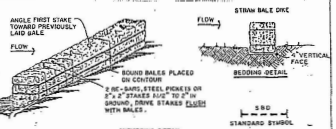
PORTABLE SEDIMENT TANK
(no scale)



CONSTRUCTION NOTES FOR FABRICATED SILT FENCE

1. Woven wire fence to be fastened securely to fence posts with wire ties or staples. — Posts: Steel either T or U type or 2" hardwood.
2. Filter cloth to be fastened securely to woven wire fence with ties spaced every 24" at top and mid section. — Fence: Woven wire, 14 1/2 gauge 6" max mesh opening
3. When two sections of filter cloth adjoin each other they shall be overlapped by six inches and folded. — Filter Cloth: Filter X, Mirafi 100X, Stabilinka A T140N or approved equal.
4. Maintenance shall be performed as needed and material removed when "bulges" develop in the silt fence. — Prefabricated Unit: Geofab Enviofence or approved equal

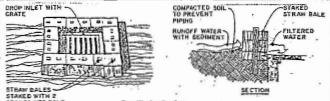
SILT FENCE
(no scale)



CONSTRUCTION SPECIFICATIONS

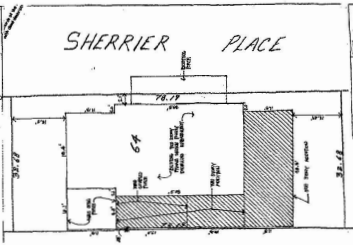
1. Bales shall be placed at the toe of a slope or on the contour and in a row with ends tightly abutting the adjacent bales.
2. Each bale shall be embedded in the soil a minimum of (4) inches, and placed so the bindings are horizontal.
3. Bales shall be securely anchored in place by either two stakes or re-bars driven through the bale. The first stake in each bale shall be driven toward the previously laid bale at an angle to force the bales together. Stakes shall be driven flush with the bale.
4. Inspection shall be frequent and repair replacement shall be made promptly as needed.
5. Bales shall be removed when they have served their usefulness so as not to block or impede storm flow or drainage.

STRAW BALE DIKE



1. This method of inlet protection is applicable where the inlet drains a relatively flat area (slopes no greater than 5 percent) where sheet or overland flows (not exceeding 0.5 cfs) are typical. The method shall not apply to inlets receiving concentrated flows, such as in street or highway medians.

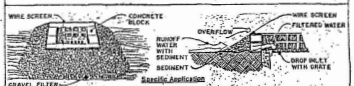
STRAW BALE DROP INLET SEDIMENT FILTER
Source: Michigan Soil Erosion and Sedimentation Control Guidebook, 1975





1. This method of inlet protection is applicable where the inlet drains a relatively flat area (slopes no greater than 5 percent) where sheet or overland flows (not exceeding 0.5 cfs) are typical. The method shall not apply to inlets receiving concentrated flows, such as in street or highway medians.

BURLAP DROP INLET SEDIMENT FILTER



1. This method of inlet protection is applicable where heavy flows are expected and where no overflow capacity is necessary to prevent excessive ponding around the structure.

BLOCK AND GRAVEL DROP INLET SEDIMENT FILTER

STANDARDS AND SPECIFICATIONS FOR BRICKBAT GROUND COVER

Definition

Temporary ground cover consisting of broken brick (1/2 piece or smaller) placed over denuded earth.

Purpose

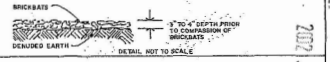
Brickbats provide a temporary ground cover over denuded urban earth to prevent the transportation of sediment from the site.

Conditions When Practice Applies

Brickbats may be used on any site in need of temporary ground cover.

Design Criteria

The brickbats shall be placed to a depth of 3 inches to 4 inches covering the denuded earth on the site, then compacted and leveled.



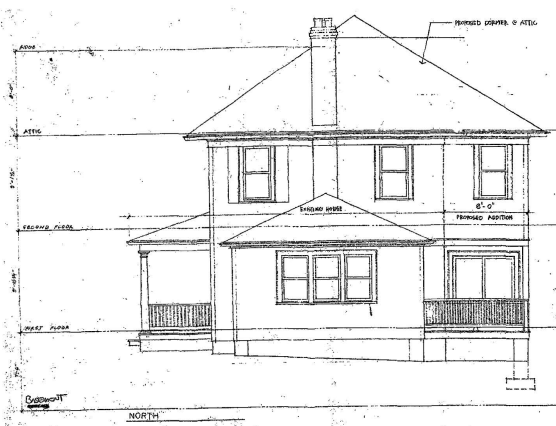
DISTRICT OF COLUMBIA EROSION AND SEDIMENT CONTROL GUIDELINES

Van Dusen Architects
1711 Connecticut Avenue, NW
Washington, DC 20009
(202) 333-3890
Fax 667-9807

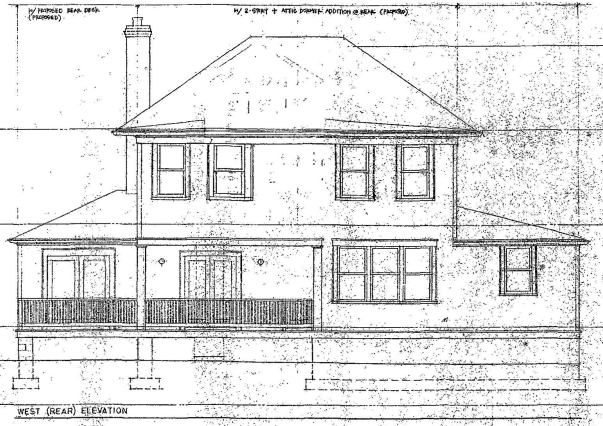
Site Plan and Drawing Index
Sediment and Erosion Control Notes
scale as noted

2007 JUN -3 AM 10:18

SUBMITTED AT HEARING
RESIDENCE
5814 Sherrier Pl. NW
Washington DC 20016



NORTH



WEST (REAR) ELEVATION

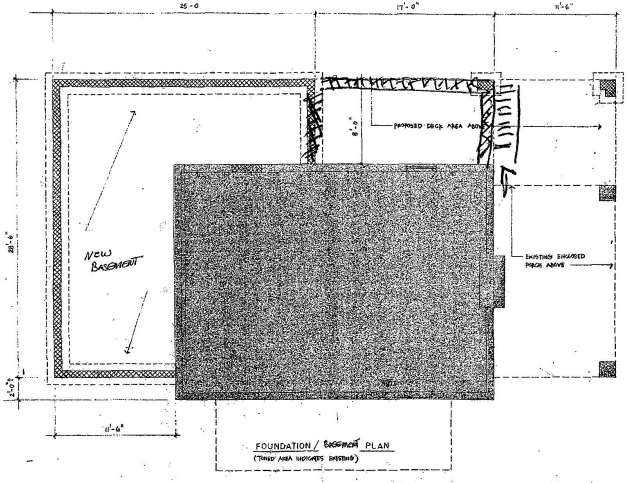


SOUTH

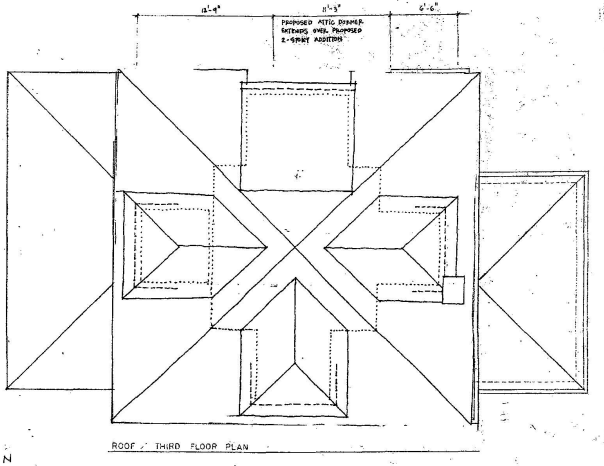


EAST (FRONT) ELEVATION

VAN DUSEN ARCHITECTS
JOHNSON RESIDENCE
9
8-15-97

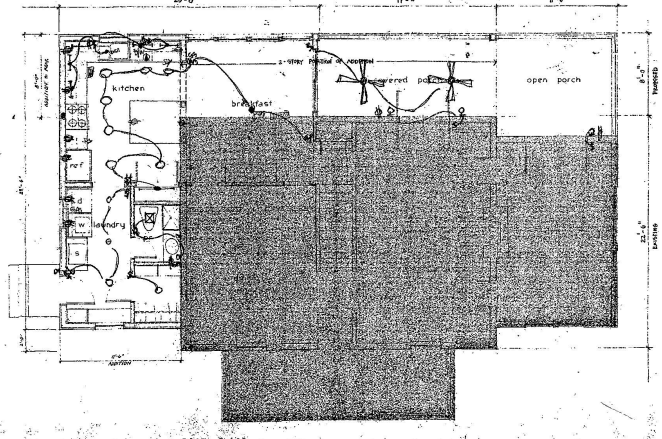


FOUNDATION / BASEMENT PLAN
(TONED AREA INDICATES EXISTING)

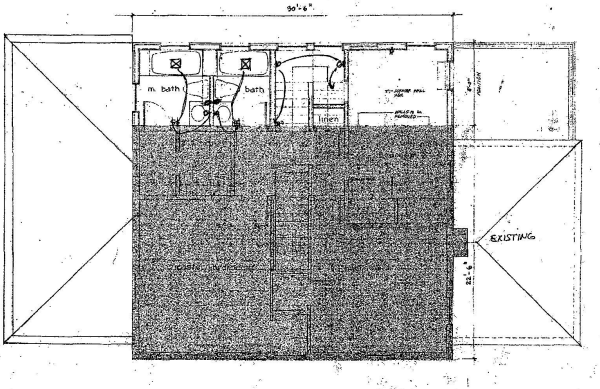


ROOF / THIRD FLOOR PLAN

N



FIRST FLOOR
(TONED AREA INDICATES EXISTING)



SECOND FLOOR
(TONED AREA INDICATES EXISTING)

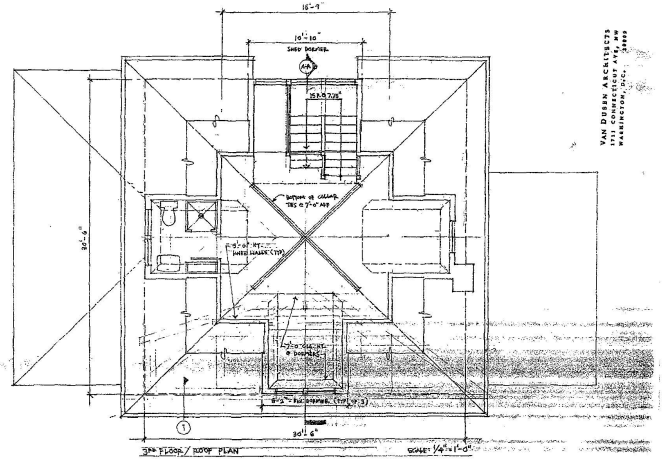
8-15-97

VAN DIJSEN ARCHITECTS
1711 Connecticut Avenue, NW 202/332-3900
Washington, DC 20009 fax 202/667-2860

JOHNSON RESIDENCE
3914 Sherrier Place, NW
Washington, D.C. 20007

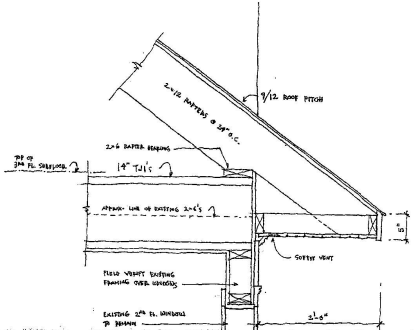
30'-6"

4

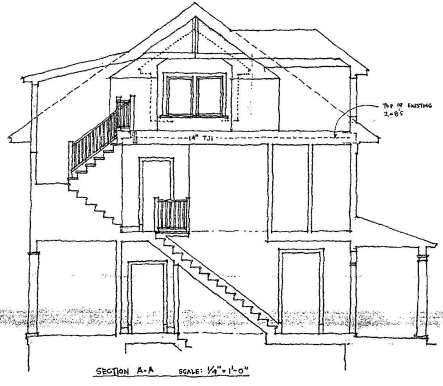


3RD FLOOR / ROOF PLAN SCALE: 1/4"=1'-0"

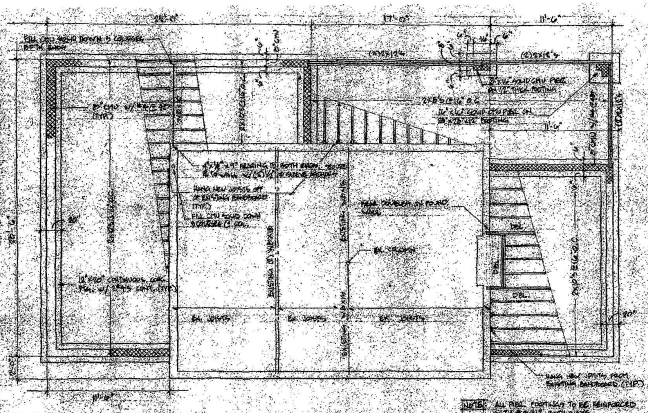
VAN DEBEN ARCHITECTS
1611 CONNECTICUT AVE., NW
SUITE 3A
WASHINGTON, D.C. 20009



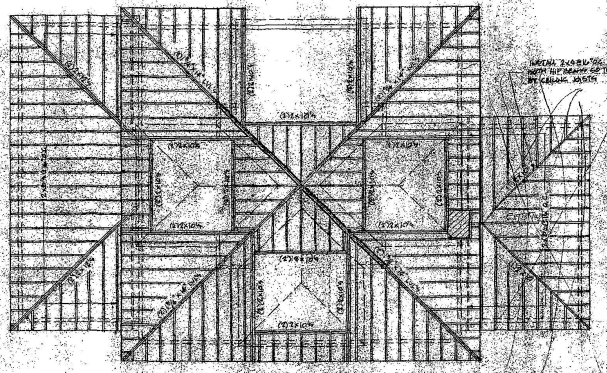
1 DETAIL @ TYP. EAVE
SCALE: 1½"=1'-0"



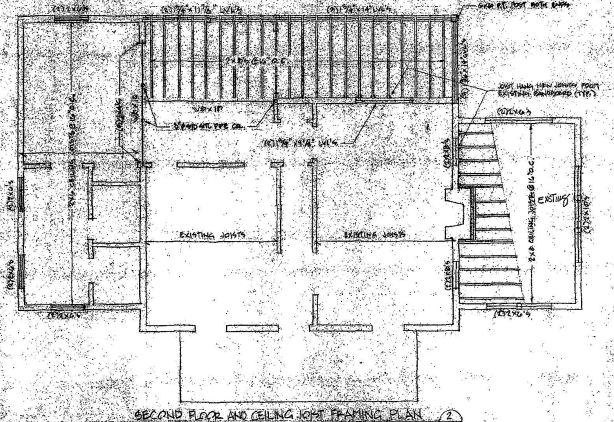
SECTION A-A SCALE: 1/4"=1'-0"



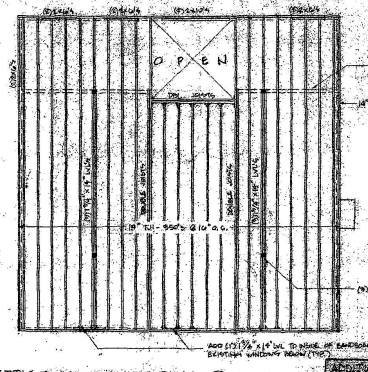
FOUNDATION AND FIRST FLOOR FRAMING PLAN (1 A-1)
1/4"=1'-0"



FLOOR FRAMING PLAN (2 A-1)
1/4"=1'-0"



SECOND FLOOR AND CEILING JOIST FRAMING PLAN (3 A-1)
1/4"=1'-0"



ATTIC FLOOR FRAMING PLAN (4 A-1)
1/4"=1'-0"

ADDITION AND RENOVATIONS TO:

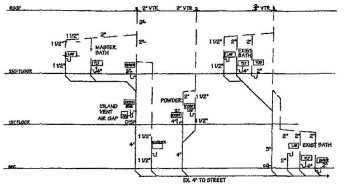
Neubauer Consulting Engineers, P.A.
Palmer, MD 21666 (301) 888-7817

ELECTRICAL/LIGHTING LEGEND

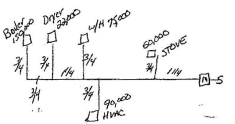
- S — Switch (48" AFF, except where noted)
- S_K — Keyless switch
- S_3 — 3 way switch (48" AFF, except where noted)
- S_D — Dimmer (48" AFF, except where noted)
- S_{D3} — 3 way dimmer (48" AFF, except where noted)
- S_{LV} — Low voltage dimmer (48" AFF, except where noted)
- S_{PC} — Door chime push button (48" AFF, except where noted)
- S_F — Fan control switch
- Duplex receptacle
- Existing duplex receptacle
- Quadruplex receptacle
- Split wired receptacle
- $GFCI$ — Ground fault interrupt receptacle
- WP_{GFCI} — Weather proof receptacle (GFCI)
- 220 volt receptacle
- Duplex floor receptacle
- Wall mounted fixture
- Ceiling mounted fixture
- C_{DC} — Ceiling mounted fixture w/ pull chain
- Pendant fixture
- Recessed ceiling fixture
- Wall washer fixture
- Recessed soap light
- Track fixture
- Under cabinet fixture
- Exhaust fan
- Junction box
- Ceiling fan
- Telephone jack
- T_{WP} — Weather proof telephone jack
- T/TV — Cable/T.V. antenna jack
- T_{SP} — Speaker jack
- Speaker (recessed)
- Door chime
- Thermostat
- Smoke detector
- Security panel
- E_P — Electrical panel box
- Telephone panel box
- Intercom
- Garage door opener

MECHANICAL ABBREVIATIONS

- CR — Ceiling register
- F — Floor register
- H/L — High/low wall register
- HSWR — High side wall register
- LSWR — Low side wall register
- RAG — Return air grid
- TK — Toe kick register
- PP — Pivot panel
- DWV — Drain/waste/vent



PLUMBING RISER DIAG, NTS



Gas Riser Diagram

PLUMBING GENERAL NOTES

SCOPE OF WORK

Work consists of the modification/extension of existing domestic water & waste systems in response to the addition & renovations indicated.

Contractor shall complete calculations for all new and existing fixtures and provide a system design, including water service upgrades (if

Contractor shall provide all required riser diagrams to the Architect and local living authorities having jurisdiction for review and approval.

Contractor shall specify and provide submittals for Architect's approval of all equipment and accessories to be used on the job.

Contractor shall be responsible for proper removal from site and disposal of all demolished plumbing materials and equipment not specified to be returned to the owner.

All new & existing fixtures shall be thoroughly cleaned prior to delivery of the job.

All existing waste lines to be cleaned to ensure proper flow

All existing fixtures shall be inspected and tested for proper operation. Adjust / replace parts including but not limited to: faucets, flush valves, aerators, wax seals, drain pop ups, etc. to ensure proper operation.

DRAWINGS

These plans are diagrammatic, and are not intended for use as final design or fabrication drawings. Design & Fabrication drawings/ submittals must be submitted for architects approval prior to ordering materials or beginning work.

REGULATORY REQUIREMENTS

Labor and materials shall comply with all codes and ordinances of the District of Columbia. Contractor shall pay for all fees and inspections associated with his work.

Contractor shall be required to visit the site and examine the existing conditions prior to the submission of a bid.

Guarantee. Materials and equipment shall be guaranteed for workmanship, and against leaks.defects and/or non-operation for a period of one (1) year from the date of acceptance by Owner. Contractor shall pay all costs incidental to the guarantee

Sanitary sewer waste piping shall be run at 1/4" per foot minimum slope unless otherwise noted,and held securely to walls, studs, and/or framing members with plastic ties or galvanized holders designed specifically for that purpose.

Domestic water piping shall be Type 'L' copper. Insulate pipes in external walls or basement with 3/8" thick closed cell elastomeric pipe insulation and held securely to walls, studs, and/or framing members with plastic ties or galvanized holders designed specifically for that purpose.

All piping shall be run concealed above ceilings, between wall studs or in other concealed locations unless otherwise noted.

Valves shall be ball type.
Waste and vent piping and fittings shall be PVC rating, joints shall be accepted with PVC manufactured glue designed specifically for that purpose.

PLUMBING FIXTURE CONNECTION SCHEDULE

Fixture	cw	hw	vent	sanitary
washer connection box	1/2"	1/2"	1 1/2"	1 1/2"
sink	1/2"	1/2"	1 1/2"	1 1/2"
lavatory	1/2"	1/2"	1 1/2"	1 1/2"
water closet	1/2"	1/2"	2"	4"
tub	1/2"	1/2"	2"	2"

Provide back flow preventors as necessary & required