

WILMER CUTLER PICKERING
HALE AND DORR LLP

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D.C. OFFICE OF ZONING
2005 FEB 23 PM 3:41

February 23, 2005

Patrick J. Carome

By Hand

Ms. Gerrily Kress
Director
District of Columbia Office of Zoning
441 4th Street NW
Suite 210 South
Washington, DC 20001

2445 M STREET NW
WASHINGTON, DC 20037
+1 202 663 6610
+1 202 663 6363 fax
patrick.carome@wilmerhale.com

Re: *BZA Appeal No. 17285*

Dear Ms. Kress:

Enclosed please find twenty copies of the following additional items of documentary evidence to be included in the record of the above-referenced appeal:

1. A copy of all documents pertaining to inspections conducted at 4825 Dexter Terrace that DCRA has located and produced to Appellant pursuant to his long-standing FOIA request. (The DCRA released these documents to Appellant only yesterday, nearly one month after it was obligated to do so under the D.C. FOIA law.)
2. A copy of a report dated February 22, 2005 received yesterday from engineering expert Peter Neubauer. (Submission of this document earlier than today was prevented because DCRA had failed, contrary to applicable law, to provide Appellant in a timely fashion with a complete copy of the relevant engineering plans in its files. *See* Brief of Appellant page 53 footnote 10.)
3. A copy of a document entitled "Mesa Retaining Wall Systems: Installation and Special Considerations Manual," published by Tensar Earth Technologies, Inc. (This document became available to Appellant only very recently as a result of research based on information contained in the engineering plans that DCRA failed to produce in a timely fashion.)
4. A copy of a letter from DCRA's FOIA Officer to Appellant dated February 18, 2005 describing DCRA's untimely — *and still only partial* — response to Appellant's outstanding FOIA request of January 10, 2005. (Appellant did not receive this letter until after close of business on Friday, February 18.)
5. A copy of a letter from Appellant to DCRA's FOIA Officer, dated today, expressing concerns about the timeliness and adequacy of DCRA's response to Appellant's FOIA request.

BZA
Case No. 17285
Exhibit No. 29

Ms. Gerrily Kress
February 23, 2005
Page 2

Copies of this submission are being simultaneously served by hand delivery upon Richard Agugila (counsel for the owner/developer), Toye Bello (Office of the Zoning Administrator, DCRA), and Alma Gates (Chair (ANC-3D)).

For the reasons set forth above and in Appellant's Brief (at page 53 footnote 10), there is good cause for Appellant to be permitted to submit these items into the record at this time. Appellant therefore respectfully requests that any issue concerning the timeliness of this submission be waived.

Thank you for your cooperation and assistance.

Sincerely,

A handwritten signature in black ink, appearing to read "Patrick J. Carome", with a long horizontal flourish extending to the right.

Patrick J. Carome

Enclosures

cc w/enclosures by hand: Richard L. Agugila, Esq.
Toye Bello
Alma Gates

INSPECTION RELATED RECORDS

PRODUCED BY DCRA

FOIA OFFICER ON

FEBRUARY 22, 2005

11/8/04

Hillis-Carnes Engineering Associates, Inc.
12011 Guilford Road, Suite 106
Annapolis Junction, MD 20701
FAX No. (410) 880-4098
Telephone No. (410) 880-4788

DCRA/000 FOIA #5176
PUBLIC RECORDS

FAX COVER SHEET

Date: November 8, 2004
Attention: Mr. Cris Flack
Fax No: 202.442.4860
From: Chris Lesjak
Re: 2845 Dexter Terrace

No. of Pages
Including Cover Sheet: 4

Message:

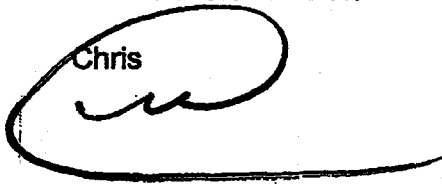
Mr. Flack,

Good morning. Pursuant to our conversation Friday, I am faxing to you our inspection report and Third Party Inspection Request Form regarding 2845 Dexter Terrace for your records.

Hillis-Carnes will not perform any Third Party Inspections at this Project Site until authorized by the BLRA.

Thank you for your assistance Cris; please call me on my cell if you need further details 443.324.9821.

Chris



202-338-3571

ECONOMIDES DEV LLC

Department of Consumer and Regulatory Affairs
Building and Land Regulation Administration
941 North Capitol St., NE
Washington, DC 20002

Phone # of Third Party Inspection Program - 442-9557

Fax # - 442-4860

Third Party Inspection Request FormDCRA/066 FOIA 15176
PUBLIC RECORDS

Individual or Company Name <u>Economides Development</u>	Date of Request <u>11-4-03</u>
Address <u>4825 Dexter Terr.</u>	Telephone <u>202-876-3571</u>
City/State/Zip <u>NW WASHINGTON DC 20007</u>	Fax # (Required) <u>202-338-3576</u>
Name of Company Representative <u>Hillis Carnes</u>	
Project Name (If Applicable) 	
Project Address (Required, please indicate specific suite #, if applicable) <u>4825 DEXTER TERR. NW. WASH DC 20007</u>	
Indicate the Building Trade(s) for which you propose to use Third Party Inspection(s)	
☐ Electrical ☐ Elevator	☐ Plumbing ☐ Fire
☒ Mechanical (HVAC) ☒ Construction	
Name of Proposed Third Party Agency <u>Hillis-Carnes</u>	
Indicate the Type of Inspection	
☐ Final	☒ Other <u>AL</u>
Date of Inspection 	
Permit # <u>B452810</u>	
Has a B.L.R.A. Inspector from the trade indicated above previously conducted inspections at the site? ☐ yes ☐ no	
If yes, please list Name/Date of Inspection 	

I CERTIFY THAT ALL OF THE STATEMENTS ON THIS APPLICATION ARE TRUE AND COMPLETE TO THE BEST OF MY KNOWLEDGE AND BELIEF. I AGREE TO COMPLY WITH ALL APPLICABLE LAWS AND REGULATIONS OF THE DISTRICT OF COLUMBIA. THE MAKING OF FALSE STATEMENTS ON THIS APPLICATION IS PUNISHABLE BY CRIMINAL PENALTIES (DC CODE 22-2110)

SIGNATURE OF OWNER/OFFICER

DATE

Approved pursuant to Third-Party Certification for:

☒ Structural ☐ Mechanical ☐ Plumbing
☐ Elevator ☐ Electrical ☐ Zoning
☐ Fire Protection ☐ Other

Approved per
Cris Fleck 12/18/03

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
BUILDING AND LAND REGULATION ADMINISTRATION

DCRA/OGC FOIA #576
RECORDS

THIRD PARTY INSPECTION CERTIFICATION

Project File Job Number: 03407A

Work Address: 4825 DEXTER TERRACE

Project Name (optional):

B425076 - OLD
B452810 - REVISED

Third party Inspection Agency: HILLIS-CARNES ENGINEERING

Discipline:

Name of Professional-in-charge: TIMOTHY B. HILL

Name of Inspector: JEFF REISS

Date of Inspection: MAY 3RD 2009

- ☐ Mechanical
☐ Plumbing
☐ Electrical
☒ Construction
☐ Fire
☐ Elevators

CERTIFICATION

I, TIMOTHY B. HILL, professional-in-charge of the third party inspection activities performed by in the project identified above, hereby certify and attest under oath that the construction and installation of said project were inspected under my direct supervision, for conformance with the applicable requirements of the 1999 District of Columbia Construction Codes and/or of the ☐ District of Columbia Zoning Regulations. This certification includes the discipline(s) checked above. Unless limited to a specifically identified narrower scope, attached hereto, the systems and/or construction features covered by this certification are all those covered by the discipline(s) checked above. These systems and/or construction features were checked for conformance with the relevant codes and regulations and, in my professional opinion, are deemed to be compliant.

In reliance thereof, the inspection is recommended to be APPROVED.

Certified under my seal and signature on June 22nd, 2009.

Name: [Signature]
Professional-in-charge



SCOPE OF CERTIFICATION

☒ All inspections of checked disciplines

☐ Partial scope, per attached list

DISCLAIMER

The scope of this certification is restricted to the code and/or regulatory compliance inspection(s) performed by the Inspection Agency on behalf of DCRA, an activity that was established under the Building and Land Regulation Administration Third party Inspection Program. The systems and/or construction features were inspected only for consistency with the approved plans and for compliance with the minimum requirements of the codes and regulations enforced by BLRA. This certification is not to be construed as certification of any portion of the design or construction of the project and does not relieve the registered designer(s) of record and other parties of their responsibilities for the design or construction of the project.

Mail executed original certification to:

Administrator
Building and Land Regulation Administration
941 N Capitol Street, NE, Suite 2000
Washington, DC 20002

Engineering
Inspection
ste. 106
20701

Inspection Report # 030504

DCRA/OGC FOIA #5176
PUBLIC RECORDS
Rev. 2, 9-29-2003

Sticker # B- 286

Re-inspection - Ref.#

Page 1 of 1

225 Dexter Terrace

Section:

ected, Column lines and level: 1st, 2nd, 3rd Floor

3925076 OLD
3925076 NEW

Requestor: GREG GARD

Line:

☒ Bldg.☐ Plumb.☐ Mech.☐ Elec.☐ Fire☐ Other: _____☐ Groundwork☐ Rough-in☒ Concealment☐ Final☐ Occupancy☐ Other: _____

On back of this sheet: Yes _____ No _____

☐ Disapproved☐ Unable to inspect☐ Canceled☒ Yes ☐ No☐ N/A☒ Yes☐ No☐ N/A☐ Yes☒ No☐ N/A☐ Yes☒ No☐ N/A

Date: 5/3/04

Date: 5/3/04

Date: 6/21/04

LOURENCO CONSULTANTS5016 Connecticut Avenue, NW
Washington, DC 20008-2023(202) 966-0042
(202) 966-1534 Fax
DC3P@Lourenconsult.comDCRA/OGC FOIA #176
PUBLIC RECORDS

Inspection Report #0528047

Rev. 04/04

LCI Project # 0405807

Date: 5/28/04

Address of Inspection: 4825 Dexter Terr Suite

Permit Number: B452810 Requestor:

Inspection Discipline: ☒ Bldg. ☐ Plbg. ☐ Mech. ☐ Elec.
☐ Fire ☐ F/A only ☐ F/S only
☐ Other:Type of Inspection: ☒ Groundwork ☐ Rough-in ☐ Concealment ☐ Final
☐ Occupancy ☐ Other:Inspection Results: Approved assorted slabs for
concrete

Action Required:

☒ Approved ☐ Disapproved ☐ Could not inspect ☐ Canceled
☐ Other: Approval Sticker # B2308Approved plans on site: ☒ Yes ☐ No ☐ N/A
Items matched plans: ☒ Yes ☐ No ☐ N/A
Is revision required? ☐ Yes ☒ No ☐ N/A
"As-built" plans required: ☐ Yes ☒ No ☐ N/A

Inspected by: R. J. O. Connolly Date: 5/28/04

Professional-In-Charge: Amanda Henry Date: 5/31/04

Received by: Date:

Reviewed by: Date:

LOURENCO CONSULTANTS5016 Connecticut Avenue, NW
Washington, DC 20008-2023(202) 966-0042
(202) 966-1534 Fax
DC3P@Lourenconsult.comBERA/866 FOIA 15176
PUBLIC RECORDS

5/3/04

Inspection Report # 070304-1LCI Project # 0405807Date: 5/3/04Address of Inspection: 4825 Dexter Terr Suite Permit Number: P169 54380 Requestor: Inspection Discipline: ☐ Bldg. ☒ Plbg. ☐ Mech. ☐ Elec.
☐ Fire ☐ F/A only ☐ F/S only
☐ Other: Type of Inspection: ☐ Groundwork ☒ Rough-in ☐ Concealment ☐ Final
☐ Occupancy ☐ Other: Inspection Results: Not enteredAction Required: ☐ Approved ☐ Disapproved ☒ Could not inspect ☐ Canceled
☐ Other: Approval Sticker # Approved plans on site: ☒ Yes ☐ No ☐ N/A
Items matched plans: ☒ Yes ☐ No ☐ N/A
Is revision required? ☐ Yes ☒ No ☐ N/A
"As-built" plans required: ☐ Yes ☒ No ☐ N/AInspected by: R. D. [Signature] Date: 5/3/04Professional-In-Charge: [Signature] Date: 5/16/04Received by: Date: Reviewed by: Date:

11/3/04

LOURENCO CONSULTANTS

DCRA/866 FOIA #9176
PUBLIC RECORDS

5016 Connecticut Avenue, NW, Suite 200
Washington, DC 20008-2023
(202) 966-0042
(202) 966-1534 Fax
DC3P@Lourenconsult.com

FAX TRANSMISSION COVER SHEET

Date:	Time:
TO DCRA/BLRA	FROM
Name: CHRIS FLACK	Name: ARMANDO LOURENCO
FAX: 202-442-4860	Phone: 202-966-0042
Phone: 442-4554	LCI Proj. No.: 0405807
CC:	Project: 4825 DEXTER TERR.
Subject: 4825 DEXTER TERRACE	No. of Pages (incl. cover): 3

If you experience difficulties with this Fax transmission, please call 202-966-0042

- | | | | |
|--|--|---|--|
| ☒ As requested | ☐ For your review | ☐ Please comment | ☐ FYI |
| ☐ For Action | ☐ For your approval | ☒ Per our conversation | ☐ Additional copy |
| ☒ For your records | ☒ For your use | ☐ Please distribute in your organization | |
| ☐ Hard copy to follow | ☐ Original via USPS | ☐ Original via Courier | ☐ Retransmission |

MESSAGE

CHRIS:

APPENDED IS THE PLUMBING INSPECTION REPORT OF 5/3/04. RESULT: "COULD NOT INSPECT." WE WERE NOT CALLED BACK AGAIN.

APPENDED IS ALSO THE BUILDING INSPECTION REPORT OF 5/28/04, AN INSPECTION WE DID AT HILLIS-CARNES REQUEST ON THEIR BEHALF, FOR MISCELLANEOUS WALKWAY SLABS ON GRADE. RESULT: "APPROVED." STICKER B2308. WE WERE NOT CALLED BACK SINCE HILLIS-CARNES WAS DOING IT.

Armando

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LOURENCO CONSULTANTS5016 Connecticut Avenue, NW
Washington, DC 20008-2023(202) 966-0042
(202) 966-1534 Fax
DC3P@Lourenconsult.comDCRA/066 FOIA 5/28/04
PUBLIC RECORDSInspection Report # 0528041

Rev. 04/04

LCI Project # 0405807Date: 5/28/04Address of Inspection: 4825 Dexter Terr Suite Permit Number: B452810 Requestor: Inspection Discipline: ☒ Bldg. ☐ Plbg. ☐ Mech. ☐ Elec.
☐ Fire ☐ F/A only ☐ F/S only
☐ Other: Type of Inspection: ☒ Groundwork ☐ Rough-in ☐ Concealment ☐ Final
☐ Occupancy ☐ Other: Inspection Results: Approved assorted slabs for
concreteDo not ApproveAction Required: Request for☒ Approved ☐ Disapproved ☐ Could not inspect ☐ Canceled
☐ Other: Approval Sticker # B2308Approved plans on site: ☒ Yes ☐ No ☐ N/A
Items matched plans: ☒ Yes ☐ No ☐ N/A
Is revision required? ☐ Yes ☒ No ☐ N/A
"As-built" plans required: ☐ Yes ☒ No ☐ N/AInspected by: R. W. Connell Date: 5/28/04Professional-In-Charge: James Honey Date: 5/31/04Received by: Date: Reviewed by: Date:

LOURENCO CONSULTANTS

5016 Connecticut Avenue, NW
Washington, DC 20008-2023

(202) 966-0042
(202) 966-1534 Fax
DC3P@Lourenconsult.com

DCRA/06C FOIA #5176
PUBLIC RECORDS

Inspection Report # 070304-1

LCI Project # 0405803

Date: 5/3/04

Address of Inspection: 4825 Dexter Terr Suite

Permit Number: P169 54380 Requestor:

Inspection Discipline: ☐ Bldg. ☒ Plbg. ☐ Mech. ☐ Elec.
☐ Fire ☐ F/A only ☐ F/S only
☐ Other:

Type of Inspection: ☐ Groundwork ☒ Rough-in ☐ Concealment ☐ Final
☐ Occupancy ☐ Other:

Inspection Results:

Not entered

Action Required:

☐ Approved ☐ Disapproved ☒ Could not inspect ☐ Canceled
☐ Other: Approval Sticker #

Approved plans on site: ☒ Yes ☐ No ☐ N/A
Items matched plans: ☒ Yes ☐ No ☐ N/A
Is revision required? ☐ Yes ☒ No ☐ N/A
"As-built" plans required: ☐ Yes ☒ No ☐ N/A

Inspected by: R. D. G. [Signature] Date: 5/3/04

Professional-In-Charge: [Signature] Date: 5/16/04

Received by: Date:

Reviewed by: Date:

LOURENCO CONSULTANTS

5016 Connecticut Avenue, NW, Suite 200
 Washington, DC 20008-2023
 (202) 966-0042
 (202) 966-1534 Fax
 DC3P@Lourenconsult.com

DCRA/066 FOIA #5176
 PUBLIC RECORDS

FAX TRANSMISSION COVER SHEET

Date:	
TO	DCRA/BLRA
Name:	CHRIS FLACK
FAX:	202-442-4860
Phone:	442-4554
CC:	
Subject: 4825 DEXTER TERRACE	

Time:	
FROM	
Name:	ARMANDO LOURENCO
Phone:	202-966-0042
LCI Proj. No.:	0405007
Project:	4825 DEXTER TERR.
No. of Pages (incl. cover): 3	

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- | | | | |
|--|--|---|--|
| ☒ As requested | ☐ For your review | ☐ Please comment | ☐ FYI |
| ☐ For Action | ☐ For your approval | ☒ Per our conversation | ☐ Additional copy |
| ☒ For your records | ☒ For your use | ☐ Please distribute in your organization | |
| ☐ Hard copy to follow | ☐ Original via USPS | ☐ Original via Courier | ☐ Retransmission |

MESSAGE

CHRIS:

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Armando

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Washington, DC 20008-2023

(202) 966-0042
(202) 966-1534 Fax
AL@Lourenconsult.com

DCRA/066 FOIA #576
PUBLIC RECORDS

TRANSMITTAL

DATE September 2, 2004	LCI Proj No. 0308339
TO Chris Flack	FROM Armando Lourenco
Organization DCRA / BLRA / Third-Party Inspections Program Coordinator	Lourenco Consultants
Phone No. 202-442-4554	Sender's Phone 202-966-0042
CC	No. of Pages 2X+ Cover
Subject Final Inspection Approval Inspection Reports and Original Certification 4635 Dexter Street, NW	

☐ As requested	☐ For your review	☐ Please comment	☐ FYI
☒ For your records	☒ For your approval	☒ For processing	☐ Second copy
☒ For Action	☒ For your use	☐ Per our conversation	
☐ Faxed earlier	☐ e-mailed earlier	☒ Please distribute in your organization	
MESSAGE			
Dear Chris:			
Appended are the originals of reports of final inspections performed by Lourenco Consultants at the address in reference, as well as the corresponding final inspection certifications issued under my seal and signature, for the official records of DCRA. LCI issued these certifications for the purpose of documenting the approvals necessary to issue the Certificate of Occupancy requested by the applicant.			
Please process the corresponding approvals and expedite the process of issuance of the Certificate of Occupancy. Please call me if you have any questions. Thank you.			
Armando Lourenco			

DCRA-FOIA-00064

LOURENCOCONSULTANTS

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
BUILDING AND LAND REGULATION ADMINISTRATION

FOIA #5176
RECORDS

THIRD-PARTY INSPECTION COMPLETION CERTIFICATION

Project File Job Number: N/A

Work Address: 4635 Dexter Street, NW (Permits B425584, EL65354, AC70058, PLBG62858)

Project Name (optional): _____

Third-party Inspection Agency: Lourenco Consultants (Certification No. 16-007003)

Inspection
Discipline:

Name of Professional-in-charge: Armando Lourenco, P.E.

- ☒ Mechanical
- ☒ Plumbing
- ☒ Electrical
- ☒ Construction
- ☒ Fire Protection
- ☐ Elevators

Name of Inspector: Russell O'Connell

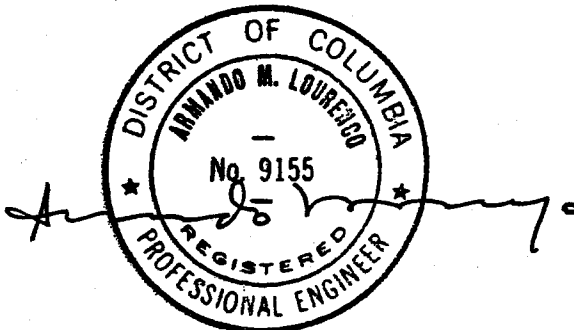
Date of Final Inspection: 5/24/04, 8/30/04 (Stickers BF-1449, EF-2129, MF-1249, F-1092, F-1223, BF-2010, F-2015, MF-1266, PF-1185)

CERTIFICATION

I, Armando Lourenco, professional-in-charge of the third-party inspection activities performed by Lourenco Consultants in the project identified above, hereby certify and attest under oath that the final condition of the construction and installation of the specified units of said project were inspected under my direct supervision, for conformance with the construction documents approved by DCRA. This certification includes the discipline(s) checked above. The inspected systems and/or construction features were checked for compliance with the construction documents approved by DCRA and, in my professional opinion, are deemed to be compliant and substantially completed.

In reliance thereof, the installation/construction of the listed units is recommended to be APPROVED for the inspected discipline(s) and the corresponding final clearance for Certificate of Occupancy purposes is recommended.

Certified under my seal and signature on 9/2/04



Name: Armando Lourenco, ☒ P.E., ☐ AIA
Professional-in-charge

SCOPE OF CERTIFICATION

FINAL INSPECTION

FINAL BUILDING
FINAL ELECTRICAL
FINAL MECHANICAL
FINAL PLUMBING
FINAL FIRE PROTECTION
INSPECTIONS

DISCLAIMER

The scope of this certification is restricted to the code and/or regulatory compliance inspection(s) performed by the Inspection Agency on behalf of DCRA, an activity that was established under the Building and Land Regulation Administration Third-Party Inspections Program. The systems and/or construction features were inspected only for consistency with the approved plans and for compliance with the minimum requirements of the codes and regulations enforced by BLRA. This certification is not to be construed as certification of any portion of the design or construction of the project and does not relieve the registered designer(s) of record and other parties of their responsibilities for the design or construction of the project.

Mail executed original certification to:
Administrator
Building and Land Regulation
Administration
941 N Capitol Street, NE, Suite 2000
Washington, DC 20002

LOURENCOCONSULTANTS

5016 Connecticut Avenue, NW, Suite 200
Washington, DC 20008-2023

(202) 966-0042
(202) 966-1534 Fax
AL@Lourenconsult.com

DCRA/OGC FOIA #5176
PUBLIC RECORDS

Inspection Report #083004-

Rev. 02/02

LSI Job # 0308339

Date: 8/30/04

Address of Inspection: 4635 Dexter St. NW Suite

Permit Number: BF 25584 Requestor:

Inspection Discipline: BF 67858, EL 65354, AC 70058
☒ Bldg. ☒ Plmb. ☒ Mech. ☒ Elec.
☒ Fire ☐ Fire FA ☐ Fire FS
☐ Other:

Type of Inspection: ☐ Groundwork ☐ Rough-in ☐ Concealment ☒ Final
☒ Occupancy ☐ Other:

Inspection Results:

Action Required:

☒ Approved ☐ Disapproved ☐ Could not inspect ☐ Canceled
☐ Other: Approval Sticker #. BF-2010

Approved plans on site: ☒ Yes ☐ No ☐ N/A
Items matched plans: ☒ Yes ☐ No ☐ N/A
Is revision required? ☐ Yes ☒ No ☐ N/A
"As-builds" required: ☐ Yes ☒ No ☐ N/A

PF-1285
MF-1266
F-2015

Inspected by: RW & Connel Date: 8/30/04

Professional-In-Charge: Amadeo Date: 9/3/04

Received by: Date:

Reviewed by: Date:

Hillis-Carnes Engineering Associates, Inc.

12011 Guilford Road, Suite 106
Annapolis Junction, MD 20701

Telephone No. 410.880.4788

FAX No. 410.880.4098

DCRA/OGC FOIA #5176
PUBLIC RECORDS

Transmittal

Date: June 28, 2004

To: *Third Party Inspection Coordinator*
Attention: Mr. Chris Flack

From: Jeff Reiss

Re: TPI Services Performed

Message:

Mr. Flack,

Please find enclosed the Certified Third Party Inspection Report Originals for the following projects from March 2004 through June 2004.

Permit # B453308 – 633 A' St., SE
Permit # B439697 – 901 New York Ave, NW
Permit # B452810 – 4825 Dexter Terrace Place, NW
Permit # B457615 – 5524 ½ MacArthur Blvd., NW
Permit # B460292 – 4000 Reservoir Road, NW
Permit # B459038 – 901 New York Ave, NW
Permit # B455604 – 5416 Sherrier Place, NW
Permit # B461863 – 4849 Rodman St., NE,

Should you have any questions or require additional information, please feel free to contact us.

Sincerely,
Hillis-Carnes Engineering Associates, Inc.

Jeffrey J. Reiss

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
BUILDING AND LAND REGULATION ADMINISTRATION

DCRA/OGC FOIA
PUBLIC RECORDS 45176

THIRD PARTY INSPECTION CERTIFICATION

Project File Job Number: 03407A

Work Address: 4825 DEXTER TERRACE

Project Name (optional):

B425076 - OLD
B452810 - REVISED

Third party Inspection Agency: HILLIS-CARNES ENGINEERING

Discipline:

Name of Professional-in-charge: TIMOTHY B. HILL

Name of Inspector: JEFF REISS

Date of Inspection: MAY 3RD 2009

- ☐ Mechanical
- ☐ Plumbing
- ☐ Electrical
- ☒ Construction
- ☐ Fire
- ☐ Elevators

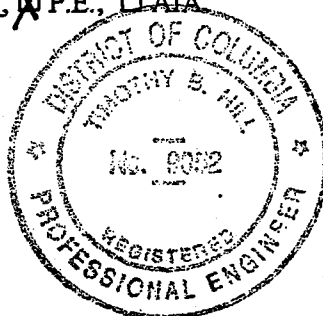
CERTIFICATION

I, TIMOTHY B. HILL, professional-in-charge of the third party inspection activities performed by in the project identified above, hereby certify and attest under oath that the construction and installation of said project were inspected under my direct supervision, for conformance with the applicable requirements of the ☒ 1999 District of Columbia Construction Codes and/or of the ☐ District of Columbia Zoning Regulations. This certification includes the discipline(s) checked above. Unless limited to a specifically identified narrower scope, attached hereto, the systems and/or construction features covered by this certification are all those covered by the discipline(s) checked above. These systems and/or construction features were checked for conformance with the relevant codes and regulations and, in my professional opinion, are deemed to be compliant.

In reliance thereof, the inspection is recommended to be APPROVED.

Certified under my seal and signature on June 22nd, 2009.

Name: [Signature] ☒ P.E. ☐ AIA
Professional-in-charge



SCOPE OF CERTIFICATION

- ☒ All inspections of checked disciplines
- ☐ Partial scope, per attached list

DISCLAIMER

The scope of this certification is restricted to the code and/or regulatory compliance inspection(s) performed by the Inspection Agency on behalf of DCRA, an activity that was established under the Building and Land Regulation Administration Third party Inspection Program. The systems and/or construction features were inspected only for consistency with the approved plans and for compliance with the minimum requirements of the codes and regulations enforced by BLRA. This certification is not to be construed as certification of any portion of the design or construction of the project and does not relieve the registered designer(s) of record and other parties of their responsibilities for the design or construction of the project.

Mail executed original certification to:

Administrator
Building and Land Regulation Administration
941 N Capitol Street, NE, Suite 2000
Washington, DC 20002

HCEA Job# 03407A

Sticker # B- 286

Date: 5/3/04

Re-inspection - Ref.#

Page 1 of 1

Job Name: 4825 Dexter Terrace

Address of Inspection: _____

Area being inspected, Column lines and level: 1st, 2nd, 3rd Floor

Permit Number: B425074 OLD
B452810 NEW

Requestor: GREG GHA

Inspection Discipline: ☒ Bldg. ☐ Plumb. ☐ Mech.
☐ Elec. ☐ Fire ☐ Other: _____

Type of Inspection: ☐ Groundwork ☐ Rough-in ☒ Concealment ☐ Final
☐ Occupancy ☐ Other: _____

Inspection Results:

Approved

Additional comments on back of this sheet: Yes _____ No _____

Action Required:

ms

☒ Approved ☐ Disapproved ☐ Unable to inspect ☐ Canceled
☐ Other: _____

Approved plans on site: ☒ Yes ☐ No ☐ N/A
Items matched plans: ☒ Yes ☐ No ☐ N/A
Is revision required? ☐ Yes ☒ No ☐ N/A
"As-builds" required: ☐ Yes ☒ No ☐ N/A

Inspected by: [Signature] Date: 5/3/04

Received by: [Signature] Date: 5/3/04

Reviewed by: [Signature] Date: 6/21/04

8-23-01

DISTRICT OF COLUMBIA GOVERNMENT
Office of the Surveyor PUBLIC RECORDS

Wall Report for SQUARE 1381 LOT 806
Scale: 1 inch = 30 feet Recorded in Book A#T Page 2389

S.O. SEAL

S.O. Receipt No. 5-06720

Received by *Samuel D. Davis*
Surveyor, D.C.

Date: September 3, 2003

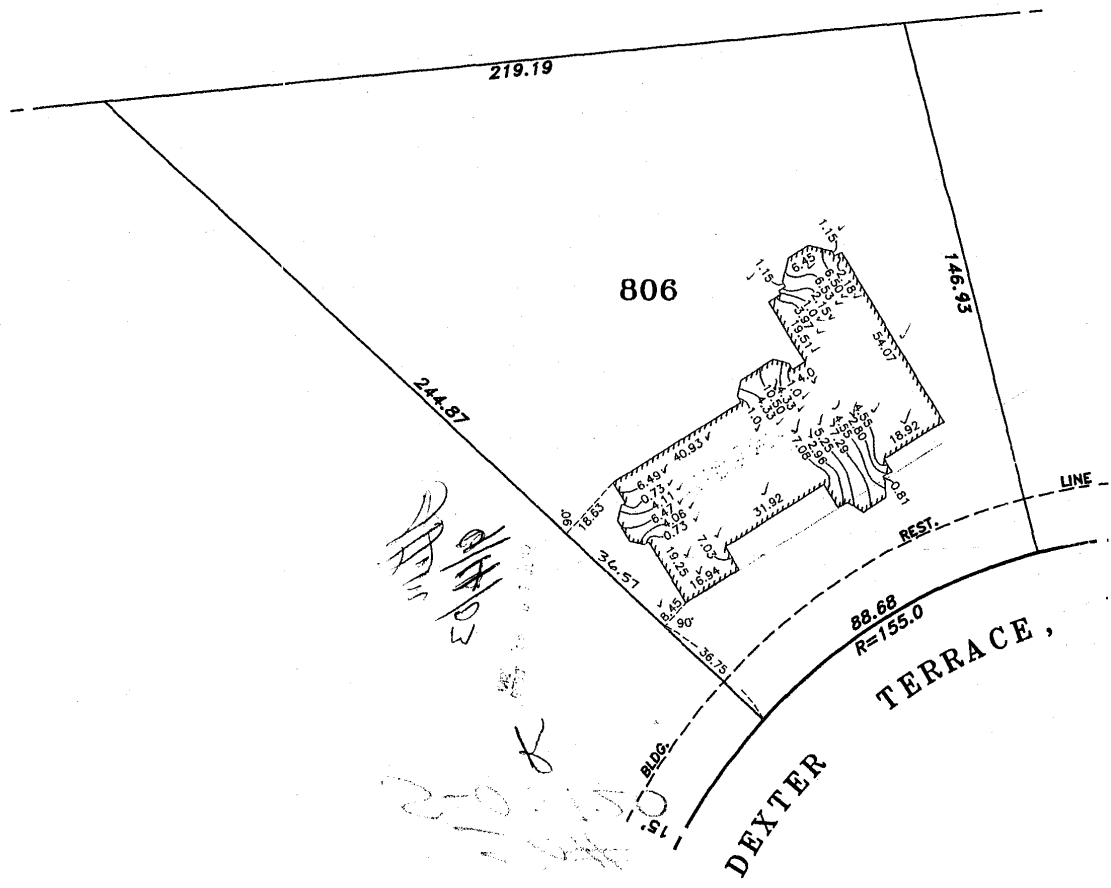
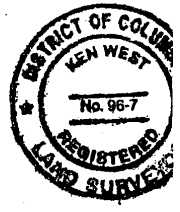
WALL TEST REPORT

REGISTERED LAND SURVEYOR'S CERTIFICATION

I certify that the wall locations shown hereon have been determined by me or under my direction, in accordance with Chapter 28 of Title 10 DCMR, and that I have not engaged in the construction layout on this site.

Ken West
Signature
Aug 28 2003
Date

RIS SEAL



DCRA-FOIA-00073

CINDER BLOCK CORNERS LC

DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
HOUSING REGULATION ADMINISTRATION

NEIGHBORHOOD STABILIZATION PROGRAM
POST OFFICE BOX NUMBER 37200 WASHINGTON, D.C. 20013-7200

DCRA/866 FOIA #5176
PUBLIC RECORDS

HOUSING VIOLATION NOTICE

Notice No.: 52479 7

Monday, October 25, 2004

Order for the correction

Of conditions at 4825 DEXTER TR NW WASHINGTON DC

Ward: 3 Square: 1381 Lot: 0806 Cluster: 13

TO: CONSTANDINA ECONOMIDES
4 825 DEXTER TER NW
WASHINGTON, D.C. 20007

NOTICE: A recent inspection of the premises listed was made by a representative of this Division in conformance with the District of Columbia Municipal Regulations—Title 14. This notice is to inform you that the items indicated are in violation of existing laws and regulations. Accordingly, you are hereby ordered to correct these violations within the time specified below. If you fail to correct the violations in the time specified, the DCRA Civil Infractions Act of 1985 allows the Department of Consumer and Regulatory Affairs to impose fines for violations like the ones described herewith. Other laws allow for criminal prosecution as an alternative.

Housing Business License: Lic. No.: Cust. No.:
Corporation Name: Billing Name:
Trade Name: Billing Address:
D.C. Resident Agent: Agent's Address:
No. of Units: Rental Accom. Reg. No.: Date of License:

Certificate of Occupancy:

Registrant's Name: Date of Registration: C of O No.:

NOTICE: The failure to abate any of the violations cited in this notice within the timeframe provided for abatement in the "Completion Time Limit Column" will result in the imposition of a re-inspection fee of \$90.00.

IMPORTANT: See Last Page for Instructions

Sequence Number	OADJ	DCMR14	Description	Completion Time Limit from Date of Service	Amount of Fine
1	028032	2803.2	Permitting noise to emanate from construction.(excluding home repairs) within residential special purpose or water- front zone on any sunday or legal holiday,or after 7:00 PM and before 7:00 AM on any weekday); 20 DCMR 2803.1 & 2803.2. Location: Rear of Building NO VIOLATIONS	7 days	\$500.00

Potential Total Fine: \$500.00

Responsible Party Signature

(Print Name) Responsible Party

Relationship to Resp. Person:

Date: Time:

Notice Served By: Mandoza Lowery

By Order of the Director of the Department of Consumer and Regulatory Affairs

Mandoza Lowery

Inspector's Signature

202-442-4372

Telephone No. Badge No. 11

Mandoza Lowery

(Print Name) Housing Inspector

Inspection Date: 10/25/2004 Time: 02:09 pm

Reinspection Date: 11.17.04 Time: 12:00 PM

#15176

IMPORTANT: In the event of your failure to correct said conditions or show cause why you should not be required to do so, the Mayor of the District of Columbia, under the authority of Section 42-3131 of the D.C. Code (2000 Edition as amended), may cause said condition to be corrected, assess the cost and all expenses incident thereto, as a tax against the property on which said condition existed; carry such tax on the regular tax rolls of the District of Columbia; and collect such tax in the same manner as general taxes in the District are collected.

The correction of any of the following conditions by the Mayor will not, however, relieve you from fines imposed under the DCRA Civil Infractions Act of 1985, or criminal prosecution and punishment for having caused or allowed such unlawful condition to arise, or for having failed or refused to correct same.

If a Housing Business License is required for the lawful operation of the premises, failure to correct the following violations may result in denial, suspension, or revocation of said license. Any application for said license may be denied without regard to whether the time specified herein for correction of violations has or has not expired.

Any change in occupancy or space within the premises during the pendency of this notice may cause a change to be made in the requirements for abatement, and may result in additional violations or the elimination of certain violations.

The following sections of the District of Columbia Municipal Regulations, Title 14 (Housing), are provided for your guidance and information:

Section 110.1 Any repair or improvement which may be required by a notice issued under the authority of this subtitle for which a permit is required shall not be made until a permit has been issued by the District.

Section 110.3 All work performed under a permit shall be done in accordance with all applicable laws and regulations. If there is any difference in standards between this subtitle and other applicable regulations of the District, the provisions of this subtitle shall apply.

Section 701.3 Material used in making any repair shall be of a quality and kind suitable for the purpose for which it is used, and of a kind normally used by a good mechanic in the appropriate trade. Each repair shall be done in a workmanlike manner.

Adjudication of any infraction of the Housing Regulations of the District of Columbia shall be pursuant to Titles I-III of the Department of Consumer and Regulatory Affairs Civil Infraction Act of 1985, D.C. Law 6-42, D.C. Code §6701 et seq. (1996 Supp). Any owner, licensee, or operator of any premises subject to the provisions of this subtitle who is adversely affected by a determination made pursuant to this subtitle or title I or II of the Department of Consumer and Regulatory Affairs Civil Infractions Act of 1985 may file an appeal in writing with the Board of Appeals and Review. The appeal shall be filed within ten (10) days after the date of service of the notice of violation unless, in the public interest, the notice of violation specifies a period of less than ten (10) days, but not less than twenty-four hours, within which to file an appeal.

Variances may be granted when notices are not in error, but where the full performance of the act required by the Regulations would result in exceptional or undue hardship by reason of excessive structural or mechanical difficulty or impracticability of bringing the premises affected into full compliance with the Regulations. Financial hardship is not a sufficient basis for a variance. Variances are limited to what is necessary to relieve the exceptional or undue hardship, and may be granted only when they are consistent with the basic intent of the Regulations. Requests for variances should be directed to the Administrator, Housing Regulation Administration, Room 7100, 941 North Capitol Street, N.E., Washington, D.C. 20002. All appeals and requests for variances must be filed in writing within the period specified in the notice for compliance therewith, but in no case more than 10 days after service of such notice.

Extension requests must be in writing and submitted to the Director, Neighborhood Stabilization Program, 941 North Capitol Street, Room 7100, N.E., Washington, D.C. 20002 prior to the expiration of time set for compliance. Extensions will not be granted unless the party demonstrates that (a) he had been proceeding in good faith to correct the violations, and (b) there is good cause for the delay.

Should you require assistance, please call the telephone number that appears on the notice between the hours of 8:15 a.m. and 10:00 a.m., and request the Inspector whose name appears on the front of this violation notice.

Activity Log

Complaint ID	Address	Ward	DCRA/Sec	Square C	Plot A	Cluster
52479_7	4825 DEXTER TR NW	3	PUBLIC RECORDS	1381	0806	13

#5176

Date/Time: 11/17/2004 3:56:21 PM	Inspector Assigned: Lowery, Mandoza
Tenant:	Tenant Phone No.:
Contact Per:	Contact Phone No.:
Date Sched.: 11/17/2004	Date Conducted: 11/17/2004

Emergency: No	
Entrance Door: N/A	Sidewalks: N/A
Entrance Locks: N/A	Steps/Rails: N/A
Mail Boxes: N/A	Smoke Detectors: N/A
Business License: N/A	Residential Manager: No
Res. Mgr. Name:	Res. Mgr. Apartment:

Date/Time Entered	Remarks	Signature
11/17/2004 4:03:13 PM	11/17/04: Inspection was conducted on 10/22/04 and no violations of D.C. Code 20 for noise existed a 30 day survey was initiated and a second reinspection has taken place and no violations were noted the case will be closed at this time.	Lowery, Mandoza

COMPLAINT INTAKE SYSTEM
CASE INTAKE FORM FOR CTMR SYSTEM

TODAY'S DATE: 10. 21. 04

CASE NUMBER: H1

NOTICE NUMBER: 52479
DCRA/866 FOIA #576
SOURCE: PUBLIC RECORDS

SECTION: _____ TYPE: _____ PROG: _____

SOURCE: _____ USE: _____

1. STREET ADDRESS COMPLAINED OF:

4825 DEXTER TERRACE

APT: _____

2. COMPLAINANT'S NAME: ELsie Carome + 20 neighbors

ADDRESS: 4747 Fulton St NW

HOME TELEPHONE: 202-960-5892 WORK: 3/a

3. RESIDENT MGR: _____ APT: _____ TELE: _____

4. NATURE OF COMPLAINT: PLEASE REFER TO CODE MANUAL FOR ADDITIONAL COMPLAINT CODES:

- | | |
|--|---|
| ☐ Air Conditioning, [] Defect. 001 [] Leaking 002 | ☐ Bathroom, No Sink/Toilet 007 |
| ☐ Bathtub, Obstructed or Leaking 203 | ☐ Cap. Improvement 155 |
| ☐ Ceiling [] Pell 114 [] Leak 110 [] Peel 144 | ☐ Common Areas Unclean 209 |
| ☐ Door [] Defective 116 [] No Lock 018 | ☐ Electricity, NO 021 |
| ☐ Faucets, Defective 123 | ☐ Feces, [] Human 077 [] Dog 042 |
| ☐ Filthy Condition, Occupant Living in 205 | ☐ Floors, Defective 127 |
| ☐ FURANCE/heating facility, Defective 028 | ☐ Garbage/Trash/Misc. Refuse 171 |
| ☐ Flooded Unit/ House | ☐ Gas Cut Off/NO GAS 215 |
| ☐ Downspouts/Gutters, Obstructed 031 | ☐ Drainage, Obstruct/Leak 214 |
| ☐ Insects [] Bugs/Fleas 113 | ☐ Flies/Maggots 212 |
| ☐ HEAT, [] No 033 [] Heat and Hot Water, No 196 | ☐ Mailbox, Broken, Missing 139 |
| ☐ Mice/Rats 054 | ☐ MULTIPLE ROUTINE VIOLATIONS 143 |
| ☐ Pipes, Leaking in Kitchen, Bathroom 047 | ☐ Refrig, [] Defect. 151 [] NO 152 |
| ☐ ROACHES 153 | ☐ Roof, Leaking 055 |
| ☐ Sewage, [] Leaking 056 [] Sewer/Obstructed 202 | ☐ Smoke Detector, No/Defect. 061 |
| ☐ Stove, [] NO 065 [] Defective 164 | ☐ Sockets/Outlets, Defect. 120 |
| ☐ [] Tenant Petition 156 [] Hardship 157 | ☐ Trash/Debris 115 |
| ☐ Toilet, [] Defect. 167 [] Obstruct/Leak 057 | ☐ Tree, Dead or Disease 213 |
| ☐ Trash Receptacles, Inadequate/NO 170 | ☐ Walls, [] Holes 175 [] Crack 206 |
| ☐ Vacant House, Drug Activity/Squatters 194 | ☐ Window, Missing/No Screen 185 |
| ☐ WATER, [] Cut Off 078 [] Water, No Hot 197 | |
| ☐ Window [] Rotted 182 [] Panes Broken 183 | |

NATURE OF COMPLAINT CODE(S): _____

5. REMARKS: _____

CTMR NOTES: RK CK CHRH RD / RK CK FORD RD / N H BURGHS AV / M L KING AV
SECTION 9 - SAU, LEAD, NOISE

OWNERSHIP RESEARCH

DATA SOURCE (CHECK ONE): [] CLOSED FILE [] CTMR [] LICENCE SYS* [] LUSK

*[] 190: OPERATING WITHOUT A HSING LICENSE: CASE#: H1 NOTICE #: _____

SQUARE: _____ LOT: _____

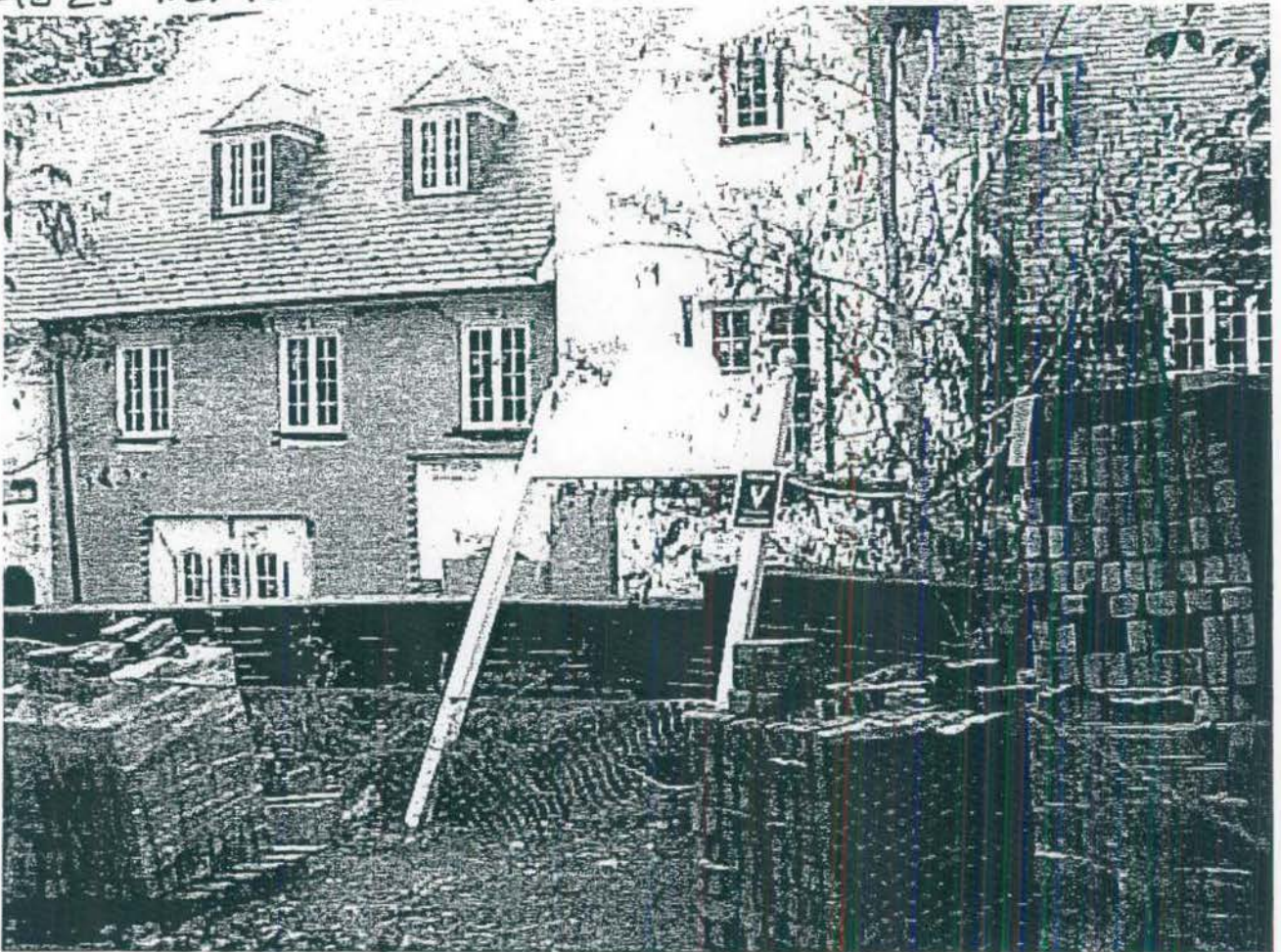
OWNER: _____ ST: _____

SUITE: _____ CITY/STATE: _____ ZIP: _____ PHONE #: _____

AGENT: _____ ADDR: _____ PHONE#: _____

REC'D BY _____ TIME: _____

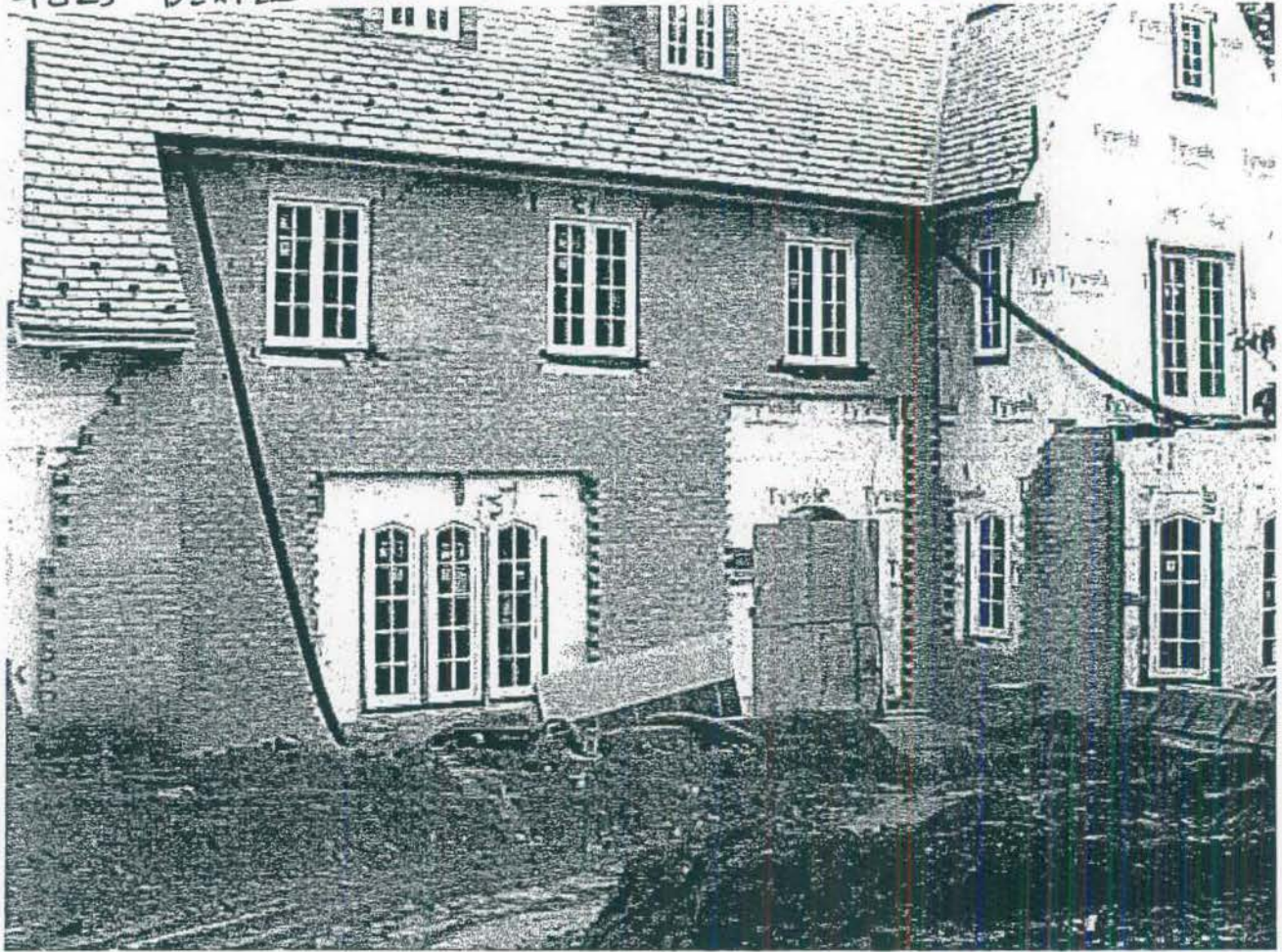
4825 DEXTER TERR. N.W.



BLDG. UNDER CONSTRUCTION, NO VIOLATIONS

INSPECTOR: M. LOWERY

4825 DEXTEL TERR. N.W. → 10.25.04



BLDG. UNDER CONSTRUCTION, NO VIOLATIONS

INSPECTOR: M. LOWERY

4825 DEXTER TERR. N.W.

10.25.04



Bldg. UNDER CONSTRUCTION, NO VIOLATIONS

INSPECTOR: M. Lowery

DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
BUILDING AND LAND REGULATION ADMINISTRATION
941 NORTH CAPITOL STREET, NE, SUITE 2000
WASHINGTON, D.C. 20002
442-4564

DCRA/066 FOIA #5176
PUBLIC RECORDS

INSPECTION SCHEDULING & COMPLAINT FORM

Date Received: 10.21.04

Complaint No.: _____

Source of Complaint	Type of Complaint
☐ Telephone ☐ Mail ☐ Walk-In ☒ Internal	☒ Constr. ☐ Plumbing ☐ Electrical
☐ I.Q. Correspondence No: _____	☐ Mech. ☐ Elevator ☐ Structural
☐ Referred to Another Administration (identify): _____	☐ Home ☐ Business ☐ Vacant Lot
	☐ Vacant Bldg. ☐ Zoning

PROPERTY ADDRESS: 4825 DEXTER TERRACE . N.W.

COMPLAINANT INFORMATION: ELSIE CAROME
Name (concerned citizen)
4747 FULTON ST NW DC 20007
Number Street Suite/Apt. Zip Code

Telephone No: Home: 202 966 5892 Work: _____
Cell: _____ Fax: _____

ANONYMOUS COMPLAINANT []

Nature of Complaint: DO NOT CONSTRUCTION OF
30-40 FT HIGH RETAINING
WALL -
30-40 FOOT HIGH X 250 FT RETAINING
WALL -
DO NOT ISSUE ANY MORE PERMITS

If you have a written complaint, you may attach it. If additional space is required, attach a separate sheet.

Complaint Processed by: _____
Date Complaint Forwarded to Division: _____
Scheduled Inspection Date: _____
Inspector's Name: _____

Rev. 7/6/04

DCRA-FOIA-00118

DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
BUILDING AND LAND REGULATION ADMINISTRATION

BUILDING PERMIT

PERMIT NO. B460927

Date 4/23/04 (Type) RETAINING WALL

Address of work 4825 DEXTER TER., NW.

Permitted is hereby granted to

FRANK NINA ECONOMIDES
who shall be in strict accordance with the conditions
stated on the back of this permit.
Authorized and conditions of performance thereof:

Lot 806 Square 1381
TOTAL PERMIT FEE \$
FILING FEE \$
Stories 000 D.C. GOVERNMENT
Reg. No. 05/07/04 at 14:22 CLK# 30
DATE
Receipt# 085385 Amount *** \$380.00
EB22001215 FEE PAYABLE \$380.00
BUILD. STRUCTURE & EQUI
FOR INSPECTIONS CALL 727-7562 442-461

CONSTRUCT NEW RETAINING WALL AROUND REAR YARD AS PER PLANS.
RETURN TO OWNER'S LAND.

Builder—
Width of Bldgs Length Height
Zone R-1-A
Height of structure above grade
Address of owner
Deposit No. : SAME Amount \$
DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS

Value \$
No. of Bldgs.
No. of Stories 2 1/2
To be occupied as
Projections:

: SED
Chief, Permit Issuance Branch
By E. DYER
Permit Clerk

DAVID CLARK
DIRECTOR

DCRA/OGC FOIA #5176
PUBLIC RECORDS

DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
BUILDING AND LAND REGULATION ADMINISTRATION

BUILDING PERMIT

PERMIT NO. B452810

Date: 7/2/03 (Type) MISC.
Address of work: 4825 DEXTER TERRACE N.W.
Permit is hereby granted to

FRAN DENA ECONOMIDES
I, the undersigned, authorize the work shown herein at the address above in strict accordance with the conditions stated on both sides of this permit.

Authorizes work and conditions of performance thereof:

REVISION TO BLDG. PERMIT. #B425076.

REVISE DESCRIPTION OF WORK TO READ CONSTRUCTION OF BFD AS PER PLANS AND DC INSPECTOR

Lot Square
TOTAL PERMIT FEE \$ 1381
FILING FEE \$
DATE
FEE PAYABLE \$ 75.00

FOR INSPECTIONS CALL 442-4641

Builder
Width of Bldgs. Length
Zone
Height of terrace above grade
Address of owner SAME
Deposit No. Amount \$
DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS

Height
To be occupied

Value \$
No. of Bldgs.
No. of Stories 2 1/2

SPD
Chief, Permit Issuance Branch

By E. DYER
Permit Clerk

D. LARK
DIRECTOR

32301

STATED 0001 D.C. GOVERNMENT
Reg# 07/02/03
RECEIVED 015001 Amount \$75.00
CLERK 11
BUILDING STRUCTURE & EQUI

DCRA/OGC FOIA #576
PUBLIC RECORDS

P
E
R
M
I
T

DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
BUILDING AND LAND REGULATION ADMINISTRATION
PERMIT NO. B422839
LOT 0806 SQUARE 1381

DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
BUILDING AND LAND REGULATION ADMINISTRATION
BUILDING PERMIT/MISPLUMBING-CASEWORKING-RECEIVATION PERMIT

OWNER: ECONOMIDES
ADDRESS: 4825 DEXTER TERR. N.W.

PHONE:

ACTION:

ADDRESS:

PERMIT FEE: 250.00

DATE: 09/05/02

TIME: 14:49

ZONE: WHOD/R-1-A

OWNER'S ADDRESS: SAME AS ABOVE

2 STORES Btpt: 276569 Amount *****250.00
B22001215 BUILD STRUCTURE & EQUI

to perform the work described herein at the address shown above under the conditions stated on BOTH sides of this permit. Authorized work and conditions of performance thereof:

THIS PERMIT MUST ALWAYS BE CONSPICUOUSLY DISPLAYED AT ADDRESS OF WORK UNTIL WORK IS COMPLETED

DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
FOR INFORMATION CALL 727-5111

D CLARK

DIRECTOR

442-4641 OFFICE COPY

Chief, Permit Issuance Branch
By *[Signature]*
Permit Clerk

DCRA/UGC FOIA #5176
PUBLIC RECORDS

DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
BUILDING AND LAND REGULATION ADMINISTRATION

PERMIT NO. **B425076**
LOT **0806** SQUARE **1381**

BUILDING PERMIT/ADD/A & R/ NEW CONST.
~~PLUMBING-GASFITTING-REFRIGERATION PERMIT~~

OWNER: **FRANK & DINA ECONOMIDES**

ADDRESS: **4825 DEXTER TERRACE N.W.**

PERMIT

DATE

REVISION

DESCRIPTION

REMARKS

NOTES

FOR EIS.

MOD/R/A

ADDRESS

2 1/2 STORIES

SFD

SAME

PERMIT FEE
\$2,971.00

11/26/02

EB 22815

294393

Amount \$2,971.00**

11/26/02 at 4:46 C/P# 6

0001 D.C. GOVERNMENT

DIR/DCRA/ASHIER OFFICE

BUILD/STRUCTURE & EQUI

Chief, Permit Issuance Branch
[Signature]
Permit Clerk

to perform the work described herein at the address shown above under the conditions stated on BOTH sides
of this permit. Authorized work and conditions of performance thereof:
THIS PERMIT MUST ALWAYS BE CONSPICUOUSLY DISPLAYED
AT ADDRESS OF WORK UNTIL WORK IS COMPLETED.

DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
FOR INSPECTIONS CALL **272-7511**

D CLARK
DIRECTOR

OFFICE COPY

DCRA/UGC FOIA #576
PUBLIC RECORDS

DCRA/BLRA FOLIA
PUBLIC RECORDS



ELECTRICAL PERMIT

BLDG PMT. B445054

PERMIT NO.

THIS PERMIT IS VALID ONLY FOR THE PREMISES
OF THE PROJECT ADDRESS

DATE : 1/16/2003

EL 47650

ADDRESS OF PROJECT:

PRCLID : 1381

-0000-

0806

WARD: 3

ZONE: R1A

4825 DEXTER TER NW

OWNER'S NAME:

OWNER'S ADDRESS:

OWNER'S TELEPHONE NO.

FRANK ECONOMIDES

4825 DEXTER TER NW

CONTRACTOR'S NAME:

CONTRACTOR'S ADDRESS:

CONTRACTOR'S PHONE NO.

C & A INC

4208 48TH ST
BLADENBURG
MD

Zip: 20710

BUS. (301)277-8370 x

FAX.

MASTER ELECTRICIAN:

LICENSE #

PHONE NO.

RODOUSKKIS CONSTANTIN

DM0000000009

☐ NEW

☒ REMODEL

☐ REPLACEMENT

☐ REPAIR

DESCRIPTION OF WORK:

temp 200amp service for 90 days

CURRENT USE:

R3 ONE & TWO FAMILY DWELLINGS

PROPOSED USE:

FLOOR NUMBER:

FEE:

\$42.00

This permit authorizes the contractor to perform the work described herein at the address shown above, under the conditions stated on this permit. THIS PERMIT MUST ALWAYS
BE CONSPICUOUSLY DISPLAYED AT THE ADDRESS OF WORK UNTIL WORK IS COMPLETED. For all electrical inspections, call 202-442-4643 or fax your request to 202-442-4863.

David A. Clark
DIRECTOR

PERMIT CLERK:

L. BARKSDALE

EXPIRATION DATE:

Jan - 16 - 2004

DCRA-FOLA-00123

PRAY/DGC + CIA
PUBLIC RECORDS

E

ELECTRICAL PERMIT

BLDG PMT. B452810

PERMIT NO.

THIS PERMIT IS VALID ONLY FOR THE PREMISES
OF THE PROJECT ADDRESS

DATE : 7/15/2003

EL 58152

ADDRESS OF PROJECT:

PRCLID : **1381**

-0000-

0806

(square)

(fee)

WARD: **3**

ZONE: **R1A**

4825 DEXTER TER NW

OWNER'S NAME:

OWNER'S ADDRESS:

OWNER'S TELEPHONE NO.

FRANK ECONOMIDES

4825 DEXTER TER NW

CONTRACTOR'S NAME :

CONTRACTOR'S ADDRESS :

CONTRACTOR'S PHONE NO.

C & A INC

**4208 48TH ST
BLADENSBURG
MD**

Zip : **20710**

BUS. **(301)277-8370 x**

FAX.

MASTER ELECTRICIAN :

LICENSE #

PHONE NO.

RODOUSKIS CONSTANTIN

DM0000000009

☒ NEW

☐ REMOD.

☐ REPLACEMENT

☐ REPAIR

DESCRIPTION OF WORK:

1-400AMP SERVICE (UG)

FLOOR NUMBER:

3 Floor(s)

FEE:

\$647.00

CURRENT USE:

R4 DETACHED SINGLE FAMILY

PROPOSED USE:

190 OUTLETS

80 LIGHTS

2 CENTRAL A/C

1 CLOTHES DRYER

1 GARBAGE DISPOSAL

1 DISH WASHER

1 SERVICE/METER 201 - 400 AMP

0

0

This permit authorizes the contractor to perform the work described herein at the address shown above, under the conditions stated on this permit. THIS PERMIT MUST ALWAYS BE CONSPICUOUSLY DISPLAYED AT THE ADDRESS OF WORK UNTIL WORK IS COMPLETED. For all electrical inspections, call 202-442-4843 or fax your request to 202-442-4863.

**David A. Clark
DIRECTOR**

PERMIT CLERK:

L. BARKSDALE

EXPIRATION DATE:

Jul - 15 - 2004

DCRA/DBL FUTA A-716
PUBLIC RECORDS

E

ELECTRICAL PERMIT

BLDG PMT. B452810

PERMIT NO.

EL 72810

THIS PERMIT IS VALID ONLY FOR THE PREMISES
OF THE PROJECT ADDRESS

DATE : 3/24/2004

ADDRESS OF PROJECT:	PRCLID : 1381 (square)	-0000- 0806 (lot)
4825 DEXTER TER NW	WARD: 3	ZONE: R1A

OWNER'S NAME:	OWNER'S ADDRESS:	OWNER'S TELEPHONE NO.
FRANK ECONOMIDES	4825 DEXTER TER NW	

CONTRACTOR'S NAME:	CONTRACTOR'S ADDRESS:	CONTRACTOR'S PHONE NO.
VINTAGE SECURITY LLC	6630 D ELLI WHITNEY DR COLUMBIA MD Zip : 21046	BUS. (410)290-1800 x FAX.

MASTER ELECTRICIAN:	LICENSE #	PHONE NO.
FREDERICK W BROKAW III	0000003538	

☒ NEW ☐ REMODEL ☐ REPLACEMENT ☐ REPAIR	DESCRIPTION OF WORK: 170 ALARM SYSTEM SPEAKERS CATV WIRING	FEE: \$340.00
CURRENT USE: R4 DETACHED SINGLE FAMILY	FLOOR NUMBERS: 0	
PROPOSED USE: R4 DETACHED SINGLE FAMILY		

170 SECURITY SYSTEMS

This permit authorizes the contractor to perform the work described herein at the address shown above, under the conditions stated on this permit. THIS PERMIT MUST ALWAYS BE CONSPICUOUSLY DISPLAYED AT THE ADDRESS OF WORK UNTIL WORK IS COMPLETED. For all electrical inspections, call 202-442-4643 or fax your request to 202-442-4863.

David A. Clark DIRECTOR	PERMIT CLERK: D MINOR	EXPIRATION DATE: Mar - 24 - 2005
------------------------------------	---------------------------------	--



P
PLBG 54380

PLUMBING PERMIT

THIS PERMIT IS VALID ONLY FOR THE PREMISES
OF THE PROJECT ADDRESS

BLDG PMT. B425076

DATE : 5/13/2003

ADDRESS OF PROJECT:

4825 DEXTER TER NW

PRCLID :

1381

(square)

-0000-

0806

(lot)

WARD:

3

ZONE :

R1A

OWNER'S NAME:

FRANK ECONOMIDES

OWNER'S ADDRESS:

4825 DEXTER TER NW

OWNER'S TELEPHONE NO.

CONTRACTOR'S NAME:

DAVID HAHN

CONTRACTOR'S ADDRESS :

**308 EAST CAPITOL ST
WASHINGTON
DC**

CONTRACTOR'S PHONE NO.

BUS. (202)206-8595 x

FAX:

MASTER PLUMBER :

DAVID HAHN

LICENSE #

0000001311

- 1 WATER AND/OR SEWER LINE CUTS**
- 2 BATH TUBS**
- 2 WATER CLOSETS**
- 2 BASINS**
- 1 SEWER LINE CUT**

DESCRIPTION OF WORK:

FEE:

\$172.00

PROPOSED USE:

R4 DETACHED SINGLE FAMILY

TYPE OF WORK:

NEW WORK

This permit authorizes the contractor to perform the work described herein at the address shown above, under the conditions stated on this permit. THIS PERMIT MUST ALWAYS BE CONSPICUOUSLY DISPLAYED AT THE ADDRESS OF WORK UNTIL WORK IS COMPLETED. For all plumbing inspections, call 202-442-4642 or fax your request to 202-442-4863.

David A. Clark
DIRECTOR

PERMIT CLERK:

LUCRETIA BARKSDALE

EXPIRATION DATE:

May - 13 - 2004

P

PLBG 72900

PLUMBING PERMIT

THIS PERMIT IS VALID ONLY FOR THE PREMISES
OF THE PROJECT ADDRESS

BLDG PMT. B452810

DATE : 3/25/2004

ADDRESS OF PROJECT:

4825 DEXTER TER NW

PRCLID :

1381

-0000-

0806

(square)

(lot)

WARD:

3

ZONE :

R1A

OWNER'S NAME:

FRANK ECONOMIDES

OWNER'S ADDRESS:

4825 DEXTER TER NW

OWNER'S TELEPHONE NO.

CONTRACTOR'S NAME :

METROPOLITAN FIRE PROTECTION

CONTRACTOR'S ADDRESS :

7179 OLD ALEXANDRIA FERRY ROAD

CLINTON

MF Zip : 20735

CONTRACTOR'S PHONE NO.

BUS. (301)868-0005 x

FAX.

MASTER PLUMBER :

METROPOLITAN FIRE PROTECTION

LICENSE #

00000001

103 FIRE SPRINKLER 13

DESCRIPTION OF WORK :

FEE

\$306.00

PROPOSED USE:

R4 DETACHED SINGLE FAMILY

TYPE OF WORK

NEW WORK

This permit authorizes the contractor to perform the work described herein at the address shown above, under the conditions stated on this permit. THIS PERMIT MUST ALWAYS BE CONSPICUOUSLY DISPLAYED AT THE ADDRESS OF WORK UNTIL WORK IS COMPLETED. For all plumbing inspections, call 202-442-4642 or fax your request to 202-442-4863.

David A. Clark
DIRECTOR

PERMIT CLERK:

DORIS MINOR

EXPIRATION DATE:

Mar - 25 - 2005

DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
BUILDING AND LAND REGULATION ADMINISTRATION
BUILDING INSPECTION DIVISION

DCRA/OGC FOIA #5176
PUBLIC RECORDS

STOP WORK

ADDRESS : 4825 Dexter TERR NW.

VIOLATION: (Section/s) WORKING WITHOUT PERMITS
RATE OR NO PERMITS POSTED

PROPER Permits SHALL BE OBTAINED AND OR POSTED PRIOR TO THE CONTINUATION OF ANY WORK.
ANY AND ALL PERSONS ACTING CONTRARY TO THIS NOTICE SHALL BE SUBJECT TO A FINE/PROSECUTION OR BOTH.

APPLICATION FOR PERMIT(S) MUST BE FILED OR REMOVAL OF VIOLATION MUST OCCUR WITHIN 2
HOURS/DAYS FROM THE POSTING OF THIS NOTICE.

☒ Construction
442-4641

☒ Electrical
442-4643

☒ Plumbing
442-4642

☐ Elevator
442-4634

☐ Boiler
442-4630

11:54
Time

11/2/04
Date

[Signature]
Official

DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
BUILDING AND LAND REGULATION ADMINISTRATION
BUILDING INSPECTION DIVISION

DCRA/OGC FOIA #5176
PUBLIC RECORDS

STOP WORK

ADDRESS : 4825 Dexter Ter N.W

VIOLATION: (Section/s) 108.7 Working out of Scope of permit
117.10 CONSTRUCTING WITHOUT OR POSTING PERMITS
113.10 Closing walls without inspections

PROPER _____ SHALL BE OBTAINED AND OR POSTED PRIOR TO THE CONTINUATION OF ANY WORK.
ANY AND ALL PERSONS ACTING CONTRARY TO THIS NOTICE SHALL BE SUBJECT TO A FINE/PROSECUTION OR BOTH.

APPLICATION FOR PERMIT(S) MUST BE FILED OR REMOVAL OF VIOLATION MUST OCCUR WITHIN 0
HOURS/DAYS FROM THE POSTING OF THIS NOTICE.

☐ Construction
442-4641

☒ ~~Electrical~~
442-4643

☐ Plumbing
442-4642

☐ Elevator
442-4634

☐ Boiler
442-4630

~~★~~ FIRE

11:55 AM
Time

11-2-04
Date

Dan G
Official

DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
BUILDING AND LAND REGULATION ADMINISTRATION
BUILDING INSPECTION DIVISION

File
\$1,000.00

STOP WORK

ADDRESS : 4825 Dexter Terr. NW
Floors and walls closed-in

VIOLATION: (Section/s) 1130 D.C. Code. A lot of new Plumbing
Work Done in this house all walls already closed-
in no inspections record on site

PROPER Inspections Also Working been Scope of Permit :- P169 54380
SHALL BE OBTAINED AND OR POSTED PRIOR TO THE CONTINUATION OF ANY WORK
ANY AND ALL PERSONS ACTING CONTRARY TO THIS NOTICE SHALL BE SUBJECT TO A FINE/PROSECUTION OR BOTH

APPLICATION FOR PERMIT(S) MUST BE FILED OR REMOVAL OF VIOLATION MUST OCCUR WITHIN 2
HOURS/DAYS FROM THE POSTING OF THIS NOTICE. No A/C Units Permit on File

☐ Construction
442-4641

☐ Electrical
442-4643

☒ Plumbing
442-4642

☐ Elevator
442-4634

☒ Boiler 5 Units
442-4630 Installed

Time

Date

Official

11:31 PM 11-2-04 Quick Fixture Count on Back

LETREN

DCRA/OGC FOIA #5716
PUBLIC RECORDS

DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
BUILDING AND LAND REGULATION ADMINISTRATION
BUILDING INSPECTION DIVISION

File
\$1,000.00

STOP WORK

ADDRESS : 4825 Dexter Terr. NW
Floors and walls closed-in

VIOLATION: (Section/s) 113.0 D.C. Code. A lot of new Plumbing
Work Done in this house all walls already closed-
in no inspections record on site

PROPER Inspections Also Working been Scope of Permit :- P164 54380
SHALL BE OBTAINED AND OR POSTED PRIOR TO THE CONTINUATION OF ANY WORK
ANY AND ALL PERSONS ACTING CONTRARY TO THIS NOTICE SHALL BE SUBJECT TO A FINE/PROSECUTION OR BOTH

APPLICATION FOR PERMIT(S) MUST BE FILED OR REMOVAL OF VIOLATION MUST OCCUR WITHIN 0
HOURS/DAYS FROM THE POSTING OF THIS NOTICE. No A/C Units Permit on File

☐ Construction
442-4641

☐ Electrical
442-4643

☒ Plumbing
442-4642

☐ Elevator
442-4634

☒ Boiler 5 Units
442-4630 Installed

12:31 pm Time 11-2-04 Date LETREN Official
Quick Fixture Count on Back

1389 wd-251

DCRA/OGC FOIA #5616
PUBLIC RECORDS

P

PLBG 54380

PLUMBING PERMIT

THIS PERMIT IS VALID ONLY FOR THE PREMISES
OF THE PROJECT ADDRESS

BLDG PMT. B425076

DATE : 5/13/2003

ADDRESS OF PROJECT:

4825 DEXTER TER NW

PRCLID : 1381 -0000- 0806

(5 years)

(lot)

WARD: 3

ZONE: R1A

OWNER'S NAME:

FRANK ECONOMIDES

OWNER'S ADDRESS:

4825 DEXTER TER NW

OWNER'S TELEPHONE NO.

CONTRACTOR'S NAME:

DAVID HAHN

CONTRACTOR'S ADDRESS:

**308 EAST CAPITOL ST
WASHINGTON
DC**

CONTRACTOR'S PHONE NO.

BUS. (202)206-8595 x

FAX.

MASTER PLUMBER:

DAVID HAHN

LICENSE #

0000001311

- 1 WATER AND/OR SEWER LINE CUTS**
- 2 BATH TUBS**
- 2 WATER CLOSETS**
- 2 BASINS**
- 1 SEWER LINE CUT**

DESCRIPTION OF WORK:

FEE:

\$172.00

PROPOSED USE:

R4 DETACHED SINGLE FAMILY

TYPE OF WORK:

NEW WORK

This permit authorizes the contractor to perform the work described herein at the address shown above, under the conditions stated on this permit. THIS PERMIT MUST ALWAYS BE CONSPICUOUSLY DISPLAYED AT THE ADDRESS OF WORK UNTIL WORK IS COMPLETED. For all plumbing inspections, call 202-442-4642 or fax your request to 202-442-4863.

**David A. Clark
DIRECTOR**

PERMIT CLERK

LUCRETIA BARKSDALE

EXPIRATION DATE:

May - 13 - 2004

DCRA-FOIA-00171



P

PLBG 86363

PLUMBING PERMIT

THIS PERMIT IS VALID ONLY FOR THE PREMISES
OF THE PROJECT ADDRESS

BLDG PMT. b425076

DATE : 11/3/2004

ADDRESS OF PROJECT:

4825 DEXTER TER NW

PRCLID :

1381

(square)

-0000-

0806

(sq)

WARD:

3

ZONE :

R1A

OWNER'S NAME:

FRANK ECONOMIDES

OWNER'S ADDRESS:

4825 DEXTER TER NW

OWNER'S TELEPHONE NO.

CONTRACTOR'S NAME:

DAVID HAHN

CONTRACTOR'S ADDRESS:

**308 EAST CAPITOL ST
WASHINGTON**

CONTRACTOR'S PHONE NO.

BUS. (202)206-8595 x

FAX:

MASTER PLUMBER:

DAVID HAHN

LICENSE #

0000001311

- 4 BATH TUBS**
- 2 SHOWERS**
- 3 WATER CLOSETS**
- 1 WASHER BOX**
- 2 SINKS**
- 8 BASINS**
- 1 GARBAGE DISPOSAL**
- 1 DISHWASHER**
- 1 LAUNDRY TUB(S)**

- 3 WATER HEATERS**
- 1 GAS RANGE**
- 5 GAS FURNACE**
- 4 GAS FIREPLACE**
- 1 GAS GRILL**
- 3 HOSE BIB**

DESCRIPTION OF WORK:

FEE:

\$916.00

PROPOSED USE:

R4 DETACHED SINGLE FAMILY

TYPE OF WORK:

REMODEL

This permit authorizes the contractor to perform the work described herein at the address shown above, under the conditions stated on this permit. THIS PERMIT MUST ALWAYS BE CONSPICUOUSLY DISPLAYED AT THE ADDRESS OF WORK UNTIL WORK IS COMPLETED. For all plumbing inspections, call 202-442-4642 or fax your request to 202-442-4863.

David A. Clark
DIRECTOR

PERMIT CLERK:

DORIS MINOR

EXPIRATION DATE:

Nov - 3 - 2005

DCRA-FOIA-00172



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



DCRA/OGC FOIA #5176
PUBLIC RECORDS

Building and Land Regulation Administration
Office of the Administrator
December 7, 2004

Frank and Diana Economides
4825 Dexter Terrace, N.W.
Washington, D.C. 20018

Re: Stop Work Order at 4825 Dexter Terrace, N.W.

Dear Mr. and Ms. Economides:

Fursuant to District of Columbia Municipal Regulations (DCMR) Title 12, § 102.2, a Stop Work Order (SWO) was issued November 29, 2004, for unauthorized construction subsequent to the issuance of three previous SWOs.

You will recall a SWO was issued November 2, 2004, by Inspector Juan Scott for working without posting the proper permits. The SWO was issued also because a review of the permit filed revealed that no record existed that permitted the razing of the existing building and that a building permit for new construction was improperly issued to you as a revised permit.

Therefore, and in accordance with the agreement reached with you in the meeting November 30, 2004, which included staff of the Building and Land Regulation Administration, the Zoning Administrator's Office, the Environmental Division of the Department of Health (DOH), you are hereby required to submit plans and a DC Surveyor's Plat for a comprehensive review of the proposed new construction. Additionally, you are required to submit a Raze Permit Application for review.

DOH staff expressed a concern about erosion problems at the construction site, therefore, giving you the permission to recommence site grading and erosion control of the subject property.

Reports continue to reach the Department of continued illegal work outside the scope of DOH allowances, notwithstanding a standing Stop Work Order. Please be advised that no work is permitted outside of site grading, erosion and sediment control work. Any work outside this scope will be deemed a violation of a Stop Work Order and will be vigorously and appropriately enforced.

The SWO will remain in effect, other than site work permitted by DOH, until the review and subsequent approval of the required plans are completed.

Fursuant to 12 DCMR § 112.1, you have a right to appeal this Stop Work Order. That section provides:

DCRA-FOIA-00173

APPEALS WITHIN THE DEPARTMENT: The owner of a building or structure or any other person may initiate an appeal, within the Department from official order, interpretations, refusals to grant approval or modifications, and other official actions or decisions, including appeals related to the D.C. Fire Prevention Code. Claimants shall appeal using a form provided by the code official, on which they shall state the grounds for the appeal, which shall be based on a claim that the true intent of the Construction Codes or the rules legally adopted hereunder have been incorrectly interpreted, the provisions of the Construction Codes do not fully apply, or that an equally good or better form of construction can be used. The appeal shall be filed within 15 days from the date of the written letter.

In order to exercise this right you must request an appeal, on the enclosed appeal Request Form, mailed within three (3) calendar days of service of this notice on you. The Appeal Request Form should be mailed first class postage pre-paid to the Reviewing Official. Mr. Denzil Noble, Acting Zoning Administrator, Building and Land Regulation Administration, Department of Consumer and Regulatory Affairs, 941 North Capitol Street, N.E., Suite 2000, Washington, D.C. 20002. Alternatively, you may hand-deliver the Appeal Request Form to the Reviewing Official at the same address, within three (3) calendar days of service of this notice on you. A copy of your Appeal Request Form and of any other pleading or other relevant communication in this case should also be delivered or sent to Ms. Julie Lee, General Counsel, Department of Consumer and Regulatory Affairs, 941 North Capitol Street, N.E., Suite 9400, Washington, D.C. 20002.

Within three (3) working days of the Department's receipt of your appeal, the reviewing official shall affirm, modify, or reverse the Department's previous action or decision. If the reviewing official affirms or modifies the previous action or decision, the claimant may request a review of the matter by the Director. Further, if the reviewing official does not act upon the appeal within three (3) working days, the decision will be deemed approved and the claimant may proceed to request the review by the Director. The appeal may be submitted by mail or in person, in the manner described above for the initial appeal, to the Director, Department of Consumer and Regulatory Affairs, 941 North Capitol Street, N.E., Suite 9100, Washington, D.C. 20002. The Director will act on the appeal within three (3) working days after receipt. The decision of the Director shall be the final decision of the Department. If the Director does not act within the three (3) working day period, or denies the appeal, you may further appeal the matter to the District of Columbia Board of Appeals and Review by filing an appeal by mail or in person, in the manner described above for the initial appeal, addressed to the Board of Appeals and Review, 441 Fourth Street, N.W., Suite 540 South, Washington, D.C. 20001, within three (3) working days of the Director's decision.

Sincerely,



Denzil L. Noble
Administrator

Cc: Toye Bello
Julie Lee

WILMER CUTLER PICKERING
HALE AND DORR LLP

February 23, 2005

Patrick J. Carome

By Fax and First Class Mail

Deborah Britt
FOIA Officer
Department of Consumer and Regulatory Affairs
Office of the General Counsel
941 North Capitol Street, NE
Suite 9400
Washington, DC 20002

2445 M STREET NW
WASHINGTON, DC 20037
+1 202 663 6610
+1 202 663 6363 fax
patrick.carome@wilmerhale.cc

Re: *BZA Appeal No. 17285*

Dear Ms. Britt:

This letter follows up on our telephone conversation yesterday regarding the DCRA's partial and untimely response to my pending FOIA request of January 10. As I indicated, I had a variety of questions and concerns after receiving your letter of February 18 and the 203 pages of records that your office provided to my representative earlier today.

First, I am very disappointed that at this late date you have been able to provide me with only a portion of the documents I have requested. You confirmed that you are making every effort to complete processing and release of the responsive records that you now have in your possession by February 24. Please make every effort to get these materials to me ASAP because, as I have previously told you, they are relevant to a hearing on my appeal of a DCRA permitting/zoning decision that is scheduled for March 1 (BZA Appeal No. 17285).

Second, I am very troubled by the statements you made in your letter and in our call yesterday about your being unable to locate any of the original drawing and plan documents that are responsive to my FOIA request. I trust that you will be able to locate all such documents ASAP and in any event no later than February 24. If you are unable to do so, I request that you provide me a detailed explanation of your understanding about the whereabouts and disposition of such documents.

Third, I want to express a concern about the reasonableness and completeness of the search that has been conducted for responsive documents. I have the sense from our conversation that you are relying on individual DCRA employees to search for and provide you with documents that they deem responsive, rather than having someone independent from the underlying facts do this. Because there has been a significant amount of alleged criminal activity relating to construction at 4825 Dexter Terrace, N.W., and because there are significant concerns that DCRA employees may have been involved in the alleged wrongdoing, it is essential that an agency official who was not involved in the underlying activity be responsible for conducting the

Deborah Britt
February 23, 2005
Page 2

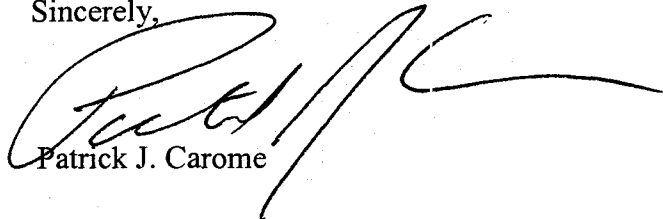
search for records and determining what is responsive. Such an independent review is particularly important, for example, with respect to the email records and other files of all individuals within DCRA who interacted with the Mr. or Mrs. Economides or anyone who may have acted on their behalf.

Fourth, I want to reiterate my statement that the BLRA permit office does not consistently provide copies of plans and drawings to the public without requiring that the requester submit an FOIA request. DCRA/BLRA employees have on multiple occasions told me and other citizens that the only way to obtain copies of such records is to make an FOIA request to your attention, and they have repeatedly withheld access to such materials on that basis. I appreciate your statement that you will speak to Denzil Noble to correct this situation.

Finally, I simply want to confirm that you told me that, at least so far, there is no responsive record that you have been provided and reviewed that you have withheld from disclosure to me. I trust that you will continue to take this approach as you continue to process my request.

Thank you for your attention to this matter. I look forward to your prompt further response.

Sincerely,

A handwritten signature in black ink, appearing to read "Patrick J. Carome", with a long horizontal flourish extending to the right.

Patrick J. Carome

Neubauer Consulting Engineers
7825 TUCKERMAN LANE
POTOMAC, MD 20854
PHONE: 301-299-7617
FAX: 301-299-6547

FAX

TO: PAT CAROMIE

FROM: PETER NEUBAUER

ATTN:

DATE:

FAX 202.663.6363

PAGES: 3 (INCLUDING FAX)

RE:

CC:

☐ URGENT ☐ FOR REVIEW ☐ PLEASE COMMENT ☐ PLEASE REPLY

• COMMENTS:

REPORT // RE: RETAINING WALL @ 4825 DEXTER

TERBALE

NEUBAUER CONSULTING ENGINEERS, P.A.**7825 TUCKERMAN LANE, POTOMAC, MD 20854
(301) 299-7617 FAX (301) 299-6547**February 18th, 2005

Patrick Carome
4747 Fulton Street, N.W.
Washington, D.C. 20007

Re: Retaining wall at 4825 Dexter Terrace

Dear Mr. Carome:

On the 14th of February I visited the parkland adjacent to the property at Dexter Terrace to review a newly constructed, approximately 420-foot long, rear yard retaining wall. The wall was built to permit the formerly sloping terrain to be filled in and leveled resulting in a large flat back terrace. During my visit, we discussed the history of the wall construction and you have since sent me the design calculations and drawings for the wall.

The retaining structure is comprised of a concrete masonry wall that is attached at intervals along its height to synthetic fabric mats (also called geogrids) that lay horizontally behind the wall, sometimes extending 27 feet back under the surface of the terrace. Fill soil is compacted atop these mats and it is the weight of this soil, in concert with the wall, which retains the soil of the terrace.

Based on only a visual, post-construction inspection, it is impossible to tell whether or not the wall was built according to the design. Proper compaction of the fill, preparation of the subgrade, installation of the correct length of geogrid and suitability of the existing soil are critical to the long-term success of this structural system. None of these can be verified without the property owner's permission. During our meeting you showed me a letter from a structural engineer stating that these items and others dictated by the wall design specifications had been inspected over the course of construction and were acceptable. Documentation supporting this claim has not been provided. Consider though that the inspectors would have to have visited the site at least twenty times during construction to verify geogrid lengths as that is the total number of layers of geogrid in the design drawings.

The design plans show that the wall is to be straight along its sides. The specifications require that "the wall installer's field construction supervisor shall have demonstrated experience and be qualified to direct all work at the site." However, there are significant bows in the wall that indicate to me the distinct possibility that the contractor was inexperienced. Furthermore, the specifications also state that no block shall be used with cracks longer than one-half of an inch. While I did not count them, I noticed many block with cracks their entire height (eight inches). You showed me a sketch that you and your

NEUBAUER

February 18th, 2005
Patrick Carome

page 2.

wife had made that represents that there are almost 100 of them. In my opinion, since the blocks are supposed to be interlocked with the geogrids, it is virtually impossible to replace the cracked ones.

General Note 13 in the wall design specifications call for the angle point at station 2+27 to be "built as a radius.....to prevent a vertical joint". This obviously was not done. Eliminating the radius should have been brought to the design engineer's attention for his comment. To my knowledge, this was not done.

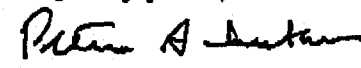
During our visit, you represented to me that counsel for the owner/developer stated, in response to concerns about runoff, that the soil used as fill behind the wall was "of a type that was especially absorbant". Usually, one wants a freely draining soil as fill since that soil will prevent the buildup of hydrostatic (water) pressure. The more water there is in the soil the more pressure it puts on the wall. If this higher soil pressure is not accounted for in the wall's design, the wall could suffer structurally. If you notice in the design documents there is a layer of gravel immediately behind the block wall that runs its full height. This is intended to reduce the build-up of water within the soil adjacent to the wall by providing a passage for any water to a drainage pipe at the base of the wall.

In a few locations, mud has seeped through the block joints. The presence of a gravel drainage layer behind the wall, as shown in the design drawings, should prevent passage of any waterborne silt to the wall so that this seepage does not happen. However, there is no visible evidence that the drainage layer was installed as required.

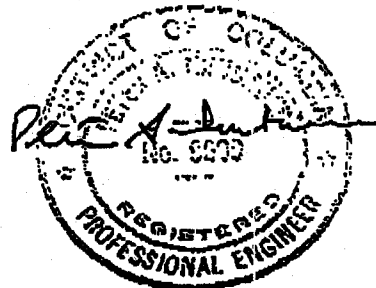
While none of this conclusively points to a poorly constructed wall, there are a number of issues that cast doubt on the quality of the construction and thus the safety of the wall. This is a significant structure, one that has potentially large public safety issues. To be anything other than extremely conscientious in the design and particularly in the installation of this kind of structure is taking a great risk in my opinion.

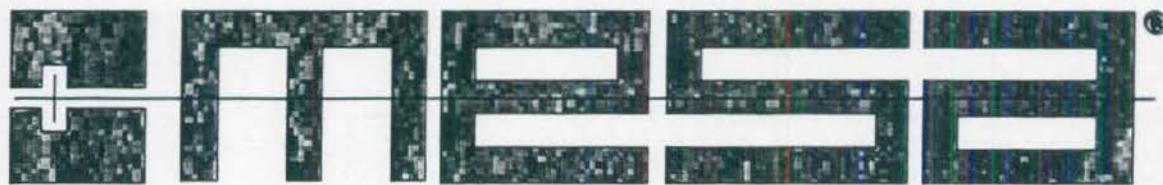
If any further information is desired, please let me know.

Very truly yours,


Peter A. Neubauer, P.E.

File: reside05\carome.1





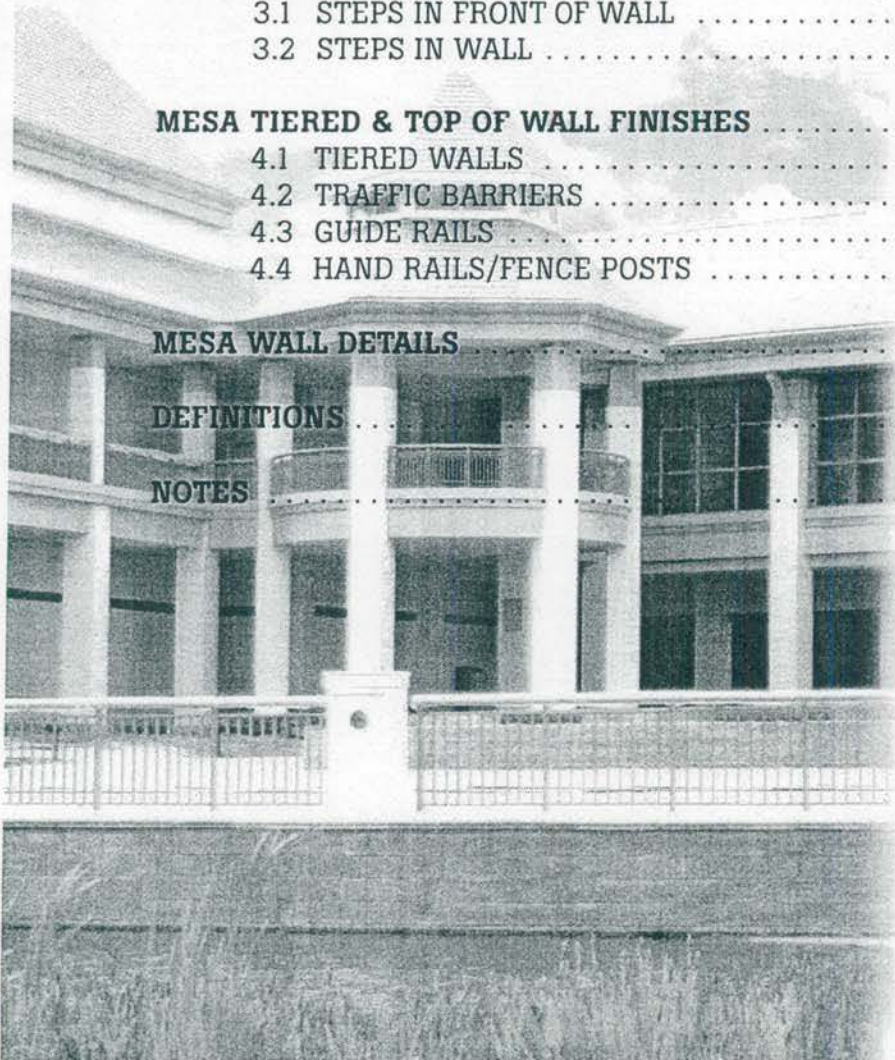
Retaining Wall Systems

**Installation
and Special
Considerations
Manual**

Tensar Earth Technologies, Inc.

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INTRODUCTION

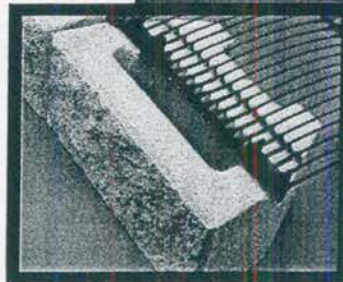
The Mesa® Retaining Wall Systems from Tensar Earth Technologies offer superior and cost-effective solutions for all of your retaining wall needs. Whether creating stairs, 90° corners, or convex and concave curves, the Mesa Systems can easily accommodate a variety of design considerations. This manual provides general information to assist in the construction of Mesa Retaining Walls for a wide array of applications.

It's the Connection™

Unlike other segmental retaining wall (SRW) systems, the Mesa Systems incorporate a positive, mechanical connection between the wall face and the reinforcement providing unsurpassed structural integrity. It is this positive, mechanical connection that greatly reduces the chance of wall failure, even under the most severe conditions. Only Mesa Walls provide the aesthetics architects demand, the efficient installation owners expect, and the dependability engineers require — all from a single source.

Endless Design Options

No matter what design consideration is needed, the Mesa Systems have the solution. Curved walls blend with natural contours, inside and outside corners complement the traditionally angular look of existing structures, and steps and stairs provide functionality, allowing for limitless wall designs. From structural walls to tiered gardens, the Mesa Systems blend effortlessly with the natural surroundings of any site.



To meet the aesthetic requirements of any property, Mesa Units are offered in a variety

of colors and textures, including color matched blocks for high-profile installations. The innovative design of a Mesa Connector allows units to be installed with a near vertical face or a 5/8-inch setback — profiles not all SRW systems can provide.*

The Mesa Systems are available throughout the Americas and Canada. For more information, call an authorized Mesa Systems Licensee or contact Tensar Earth Technologies via phone at 800-TENSAR-1 or via e-mail at info@tensarcorp.com. To quickly download specifications, review case histories, or access CAD drawings, visit the Tensar Earth Technologies web site at www.tensarcorp.com.

* See the next page of the manual for a list of available Mesa Units and Connectors.

Note: The Mesa Systems offer other units and connectors not included in the manual. Contact Tensar Earth Technologies or an authorized Mesa Licensee for a complete list of all available Mesa Units.



MESA UNITS & CONNECTORS

Mesa Units

Available in either a straight or radius face, Mesa Units can accommodate a variety of applications.

Please contact your local licensee or manufacturer for availability. Weight may vary by region.

■ STANDARD UNITS

The most popular size in the Mesa Units line. They fulfill virtually every retaining wall need. 8"h x 18"w x 11"d nom./75 lbs.



■ XL UNITS

Units have extended "tails" that allow for the design and construction of taller gravity walls. 8"h x 18"w x 22"d nom./110 lbs.



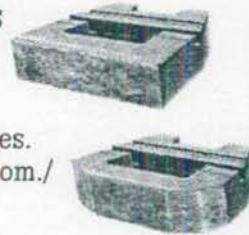
■ STANDARD CONNECTOR

A fiberglass reinforced composite connector that engages the Tensar Geogrid and creates a mechanical connection between the facing and the geogrid reinforcement.



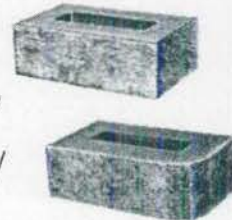
■ LANDSCAPE UNITS

An attractive accent when used on alternating courses. 4"h x 18"w x 11"d nom./40 lbs.



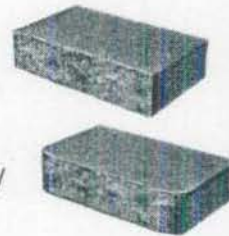
■ CORNER UNITS

Used to create walls with clean and precise 90° corners. 8"h x 18"w x 9"d nom./75 lbs.



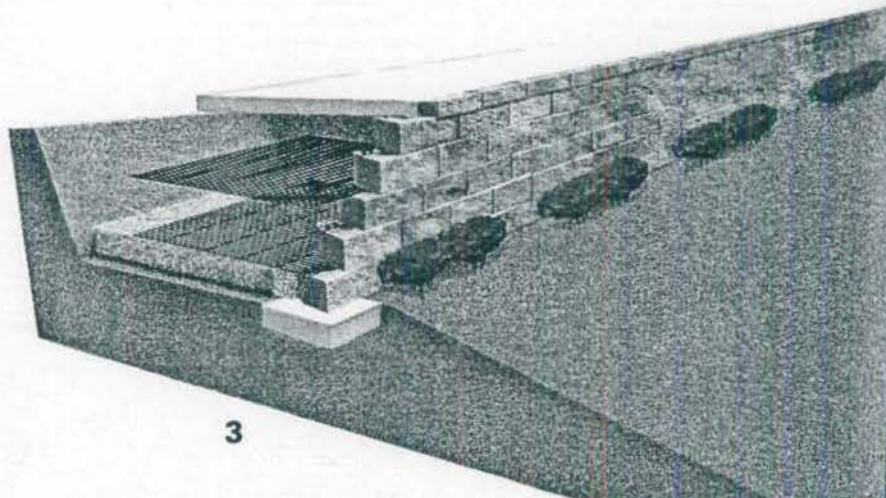
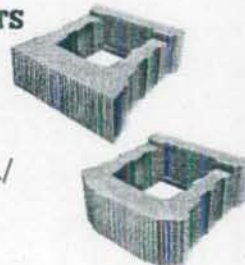
■ CAP UNITS

Used at the top of the wall for a finished look. 4"h x 18"w x 11"d nom./40 lbs.



■ SIERRASTONE™ UNITS

Have the largest plantable area of any SRW unit available. 4"h x 18"w x 11"d nom./110 lbs.



CONSTRUCTION & QUALITY CONTROL

This "Installation" section of the manual provides general guidelines for construction and quality control of the installation. This section shall be provided to the owner's Engineer, the Construction Quality Assurance Inspector, and the Contractor. This manual's contents provide general guidelines and examples. Specific construction details and procedures depend on individual site conditions and other considerations which are the responsibility of the Owner and the Engineer.

All installation instructions shall apply to the Mesa Standard Unit, the Mesa XL Unit, and the Mesa Landscape Unit, except where otherwise noted.

1.1 Responsibilities for Construction Compliance

- The Contractor must provide construction in accordance with the contract documents, plans, and specifications. The Contractor is also responsible for the verification of line, grade, and other physical features, as well as surface water drainage control.

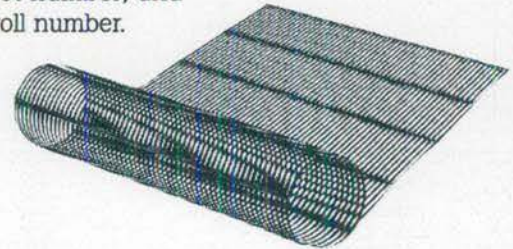
1.2 Materials and Handling

MATERIALS SUPPLIED

- Mesa Segmental Concrete Facing Units and Mesa Connectors
- Mesa Cap Units (where required)
- Tensar® Uniaxial (UX) and Biaxial (BX) Geogrids
- Drainage composite and piping (where required)
- Geotextile filter materials (where required)

HANDLING WALL MATERIALS

- The concrete facing units are delivered on pallets and off-loaded by the Contractor. Transporting equipment must have firm ground and a stable, level area to off-load. A forklift is normally used to handle pallets. If pallets are the property of the block manufacturer, they must be stored by the Contractor for pickup. The Contractor must provide protection from staining or discoloration of the units, such as by using wood dunnage and polyethylene sheet film.
- The Mesa Connectors are shipped in cartons and shall be stored in a secure and dry location.
- The Tensar Geogrids are shipped in roll form with the Contractor responsible for off-loading.
- Rolls should be stored in a secure area. Each roll will be labeled as to its type, its lot number, and its roll number.



- Standard roll sizes of Tensar UX Geogrid are 4.36 feet wide by 200 or 250 feet long. Rolls weigh between 87 and 170 pounds depending on type. Before labels have been removed, it is suggested that rolls be color-coded with spray paint to identify geogrid type.
- It is the Contractor's responsibility to verify the quantities shipped and condition of the materials. The Contractor will inventory materials supplied to assure sufficient quantities have been delivered.

- The Contractor will be allowed a limited amount of time to off-load materials.
- If certifications are required, the Contractor must provide a written request prior to shipment of the material. The Contractor will ensure that all information, including product type, roll/lot number, etc., is furnished to the Engineer.

CONTRACTOR SUPPLIED MATERIALS

- Dead blow hammer
- 2-foot or 4-foot levels
- Utility saw and/or grinder
- Masonry string and chalk line
- Pitchfork (optional to remove slack from Tensar Geogrid)
- All cast-in-place concrete and structural components
- Stone filter medium
- Reinforced or select fill
- Stakes and/or rods used to remove the slack from the geogrid unless pitchfork is used
- All labor, equipment, and supervision necessary to perform the total Mesa Wall construction

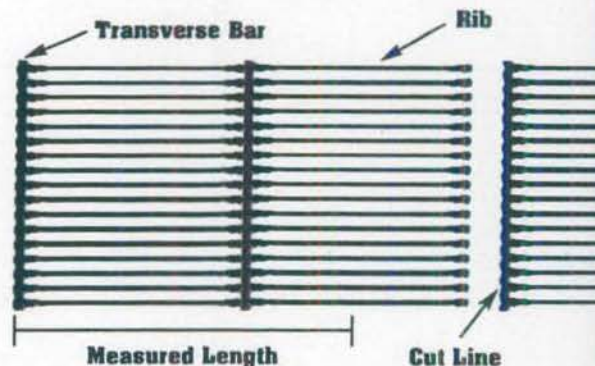
1.3 Preparatory Work for Wall Construction

- Verify approval of Mesa Units, Tensar Geogrid, and the specific reinforced fill
- Review drawings to plan Tensar Geogrid layout
- Review drawings and site plans to consider surface water drainage control both during and after construction.

- Prepare subgrade by excavating vertically to plan elevation and horizontally to design geogrid lengths. If a rock face is shown, it is the responsibility of the Engineer to determine the competency of the rock at the limits of excavation shown on those plans.

Any deviation in the location of the rock face with respect to the face of the retaining wall may require an adjustment to the Tensar Geogrid design and the designer of record must be notified by the contractor prior to proceeding with the wall construction.

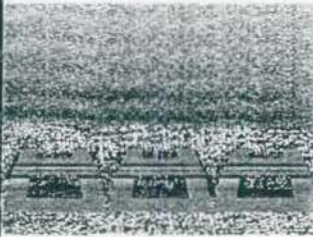
- The subgrade shall be approved before proceeding with wall construction. Any foundation soils found unsuitable by the Engineer shall be treated in a manner approved by the Engineer.
- On larger projects it is suggested that Tensar Geogrid be cut in advance to speed wall construction.
- Cut geogrid flush at the nearest transverse bar beyond measured length as is illustrated below or in front of the transverse bar to provide "finger shims" (as illustrated in Figure 2 on page 8).



LEVELING PAD CONSTRUCTION

- The leveling pad must be flat and level to assure that the first course of Mesa Units will provide uniform support to the courses above it. Non-uniform support will induce tensile stresses and shear stresses in the Mesa Units above the first course that can result in cracking.

- The leveling pad may be constructed with unreinforced concrete or compacted, 3/4-inch minus, well-graded aggregate. It is typically 12 inches wider than the Mesa Units, providing



6 inches in front of and behind the Mesa Unit, allowing for wall curvature and minor alignment adjustments. It is generally 6 inches deep. For unrein-

forced concrete leveling pads, steel or wood forms are required to assure that the top of the leveling pad is flat and level. For aggregate leveling pads, the aggregate is generally overfilled, compacted, and then carefully trimmed down to near plan elevation. The Mesa Units are then seated into the aggregate with a rubber mallet to the plan elevation, and leveled front to back and side to side.

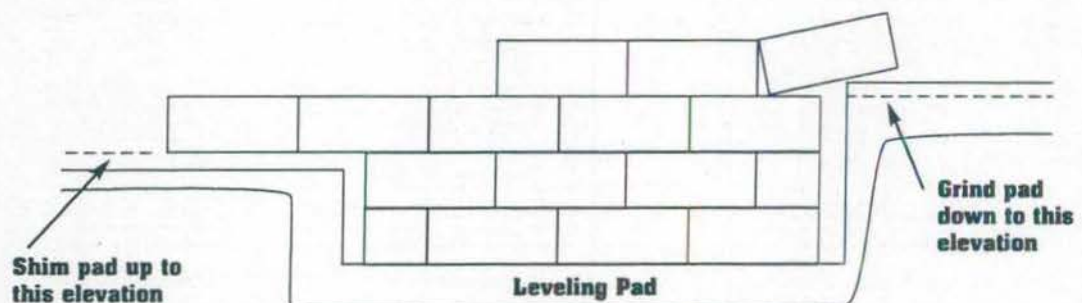
- Steps in the leveling pad are required to change elevation. It is important that the height of the step is equal to the height of the number of Mesa Unit courses. In practice, the steps may be slightly more or less due to the thickness of the Tensar Geogrid reinforcement connected between courses and to the normal dimensional tolerances of the units. Where a concrete step is not at the same elevation of the adjacent courses, shimming or grinding will be required to match the elevation and provide a flat and level bearing surface for the next course of units. As shown in the figure below, such grinding or shimming will be required over some distance (5 feet min.) from the step to

assure that the top surface of the entire course of Mesa Units placed on the stepped section of the leveling pad is flat and level. Ribs or transverse bars of the Tensar Geogrid may be used as shims if their thickness is correct.

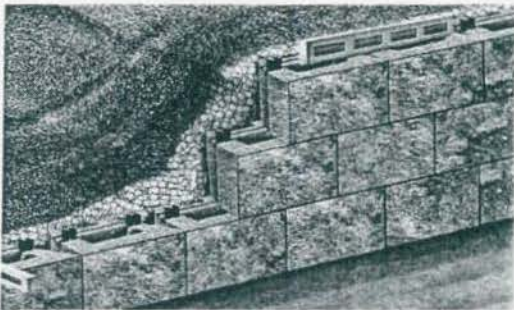
- If contract documents indicate the wall has a battered face, the Contractor shall ensure that the 5/8-inch setback is accounted for at each leveling pad step. It is recommended that the elevation change of the leveling pad does not exceed four courses.
- The top of the Mesa Units should be adjusted as required to be leveled. Shimming and/or grinding may be required (see "Shimming Mesa Units" section on pages 7 to 8 for instructions).

1.4 Wall Construction

- Wall line shall be established using a chalk or string line. Chalk line should be placed on the concrete pad along the tails of the Mesa Units. A string line can be used in lieu of a chalk line and will be necessary where leveling pad consists of aggregate. (Alignment based on the split faced Mesa Units may render an uneven wall face.)
- Once the leveling pad is complete, the first course can be installed. Place the Mesa Unit with the sides touching and the textured face outward. The first course must be accurately placed, carefully spaced, and leveled to facilitate construction and to enhance the appearance of the wall.



- Prior to the installation of the second course and each successive course, the tops of the Units on which the course is to be placed must be swept clean. Failure to do this will result in problems with seating and leveling the Mesa Units and increase the likelihood of cracks developing in the units due to load concentrations as additional courses are set.
- The Mesa Units are stacked in a running bond fashion, similar to standard masonry wall construction. A limit for the shift from a perfect running bond is needed. On straight wall sections, it should be a 1/2 inch to assure all standard connector teeth are squarely in the slots. The units, once placed, shall be advanced forward toward the face of the wall until they make contact with the Mesa Connector. The connectors do allow for the units to slide from side to side, therefore, the vertical joint alignment should be checked frequently (max. 20 units) to ensure that a running bond pattern is maintained within the limits stated above.
- Drainage fill is placed to the limits shown on the drawings. Drainage and/or core fill may not be required for structural walls (refer to the Definitions section under "Drainage Fill" and "Core Fill"). Proper installation of drainage materials is critical to overall wall performance. Drainage materials must be installed properly and protected during construction.

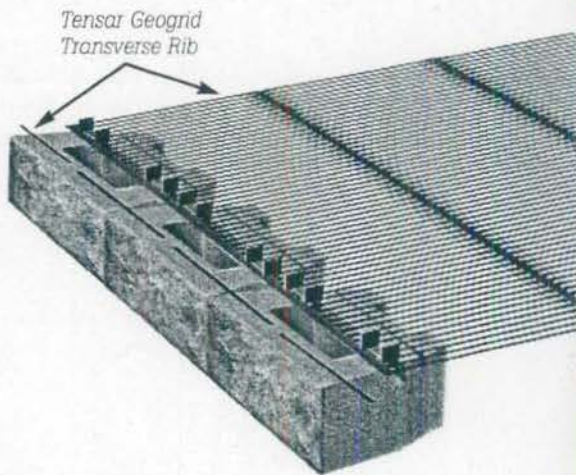


As subsequent courses of Mesa Units are placed, it is important that the units remain level from front to back and side to side. This level should be checked as each course is placed. If the units are more than 1/8-inch out of level from front to back or side to side, or if the units are not level from back to front, they should be brought to level by grinding and/or shimming (see Figure 1 to the right and Figure 2 on page 8).

SHIMMING MESA UNITS

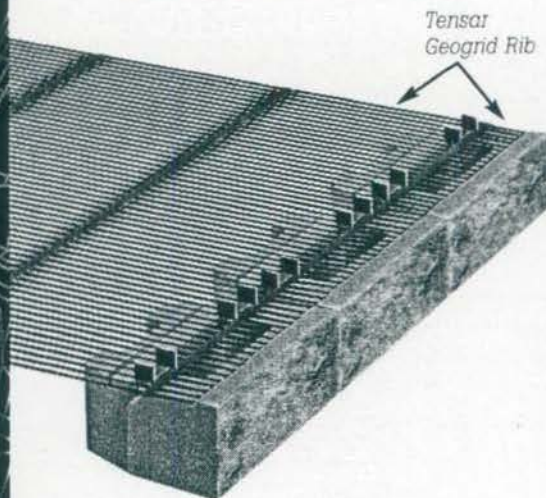
- It is important that the courses of Mesa Units are level front to back and side to side. To achieve this in the front to back plane, it may be necessary to grind the units or use shims between some of the courses to correct for:
 1. the thickness of the Tensar Geogrid reinforcement ribs that cross the tails of the units, or
 2. for slight differences in the height at the front and back of the units.

Figure 1: Geogrid Rib Shim



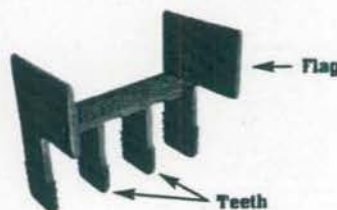
- For courses placed on a geogrid elevation, shims may be required on the front face shell of the Mesa Unit below. The shims should be the same thickness of the geogrid rib. The shim material can be a rib trimmed from the same roll of Tensar Geogrid that is placed on top of the front face shell of the Unit. An alternative is to cut the geogrid so that the ribs extend approximately 1 inch onto the front face shell. These methods are shown in the drawing above and on the drawing on the next page.

Figure 2: Geogrid Finger Shim



- To correct for slight differences in unit heights, a geogrid rib may be cut and placed on successive courses to bring the face and/or tail back to level. As shown in Figure 1 (page 7) and Figure 2 (above), the "Rib Shim" and "Finger Shim" should be positioned on the inside of the front face shell of the unit, generally within a 1/2 inch of the core. This results in less stress on the underlying block than would exist if the shim is placed near the front face of the unit.
- The Tensor Geogrid may be draped over the upper courses of the wall until the reinforced fill reaches the level of the Tensor Geogrid. To ensure the Mesa Wall's geometry is being maintained, a string line should be pulled after each course has been set. The string can be referenced from the connector slot or tail of the Mesa Unit.

NOTE: To ensure proper installation, the geogrid transverse bar must be pulled to contact with the teeth of the Mesa Connector.

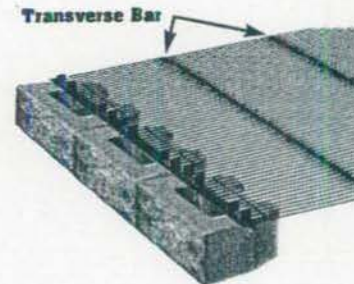


1.5 Geogrid & Connector Placement

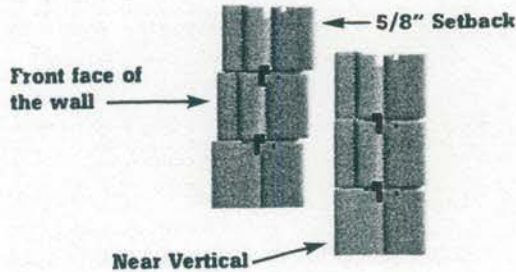
The following section covers the installation for both geogrids and connectors based on use of the Standard, XL, and/or Landscape Units.

- At the end of each day, the Contractor shall ensure the reinforced backfill is graded to drain water away from the face of the wall. Berms and/or ditches must also be in place and functioning to prevent the entrance of runoff into the wall construction site. Delays in wall construction during rainy periods should be avoided to minimize the likelihood of saturation of the backfill.

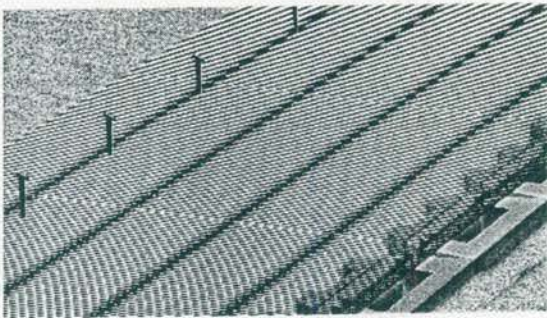
- At the location and elevation shown on the plans, install the Tensor Geogrid of the type and length specified, ensuring the transverse bar of the Tensor UX Geogrid is in the location indicated in the illustration. The teeth of the Mesa Standard Connector must penetrate through the Tensor Geogrid apertures into the Connector slot on each side of the top of the Mesa Units. On courses that receive geogrid and on courses that do not receive geogrid, a Mesa Standard Connector shall be placed in each of the connector slots on top of the units. All four teeth of the connectors should be positioned in the slots. Where necessary, to align standard connectors over slots, the transverse bar of the geogrid may be cut midway between the connectors. The transverse bar should be snug against the connector teeth before final seating of the connector.



- Flags on top of the Mesa Connector must be oriented in the proper direction for a "battered" or "near vertical" wall as per the contract documents. Placement of the connector with flags forward (toward the face of the wall) will render a near vertical wall. Placing the connectors with the flags pointed away from the wall face will provide a 5/8-inch setback.



- The fill on which the geogrid is placed must meet specification and must be compacted to the required density (see compaction requirements on this page) and graded reasonably smooth. On courses that require geogrid, the reinforced fill must be at the same elevation as the top of the course for a distance of three feet before the fill



can be gradually sloped. Remove slack from the geogrid by pulling it taut, and then anchor it using stakes and/or rods. The stakes used to position the tail of the geogrid can be withdrawn once the fill has been placed and then reused on subsequent lifts. Optionally, a pitchfork can be inserted at the tail of the geogrid and slack removed by prying until the fill has been placed on the geogrid. The removal of the slack from the geogrid prior to fill placement

will help prevent any movement of the wall face due to translation of the slack toward the wall face.

- Fill placement shall be performed to minimize development of slack in the geogrid. The fill should meet specification and be spread in a direction away from or parallel to the face of the wall. By doing this, any slack that does develop will tend to be pushed toward the free (unconnected) end of the geogrid. Unless the contract documents are more stringent, the loose lifts of the reinforced fill shall not exceed 6 inches where hand compaction equipment is used, or 10 inches where heavy compaction equipment is used. These thicknesses may vary depending on the approved project specific soil types used. The fill shall be compacted to 95% of ASTM D-698 or as required by the contract documents, whichever is more stringent. Only hand-operated compaction equipment shall be used within 3 feet of the tail of the unit.
- Heavy equipment shall not be used within 3 feet of the back of the facing units. Tracked construction equipment shall not be operated directly on the geogrid. Rubber tired equipment may be operated on the geogrid providing the subgrade is not pumping or rutting. Turning of tired equipment shall be minimized to prevent dislocation or damage to the geogrid or facing units. The equipment must travel slowly and with sufficient care to avoid dislocating the geogrid or the facing units.
- The Cap Units, if required, are installed by attaching them to the units below using an approved exterior concrete adhesive. The Cap Units may be placed such that a nominal 1 inch overhang is achieved or flush with the face of the wall.
- Wall penetrations may be accommodated by cutting the Mesa Units to fit using a utility saw and a mason's hammer. The small voids, less than 1 inch, can then be closed with a cement and sand mix or other methods that have been approved by the Engineer.

MESA CURVES AND CORNERS

2.1 Concave Curves

When possible, begin a Mesa Concave Wall from the center of the curve, alternating left and right of the center unit. When building with a 5/8-inch setback, each Mesa Unit falls behind on a concave curve relative to any units below.

Refer to the "Construction & Quality Control" section of this manual for proper installation procedures of connectors, units, and geogrids for all courses.

FIRST COURSE

Follow standard installation instructions for preparing the subgrade and leveling pad. When placing the first course, *Diagram A*, it is suggested that a flex pipe be placed on the tail of the unit to ensure a smooth curve. If using the 5/8-inch setback, overlap corners of the Mesa Units on the base course. The amount of overlap will vary based on the size of the curve. The radius becomes larger as the wall becomes taller, therefore gapping will occur. The maximum acceptable gap is a 1/2 inch. If the maximum gap is exceeded, one flag may be removed from each connector to close the gap.

2ND COURSE

Follow standard installation procedures for backfilling and course placement. Refer to *Diagram B* for proper positioning of the second course. Set the first unit on halfbond to the base course in the center of the concave curve where possible. Work in both directions to minimize movement off bond.

3RD COURSE

Follow standard installation procedures for backfilling and course placement. Refer to *Diagram C* for proper positioning of the third course. Set the first unit on halfbond to the second course in the center. Work in both directions to minimize movement off bond. Assure that all four teeth of the connector are positioned in the connector slot. At the ends of the curve, the running bond must be re-established to develop full connection capacity. This may require cutting or grinding of the facing units.

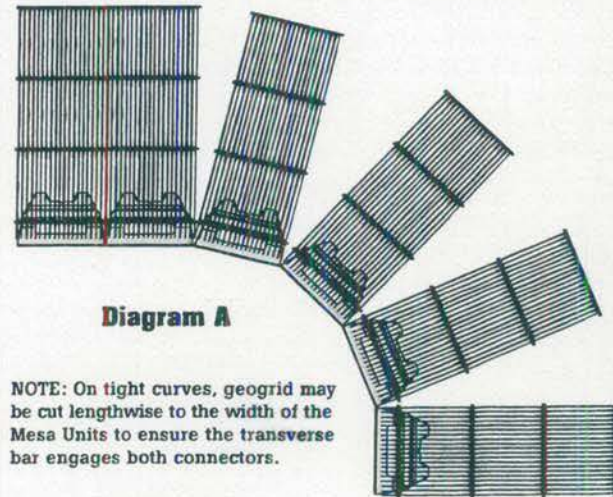
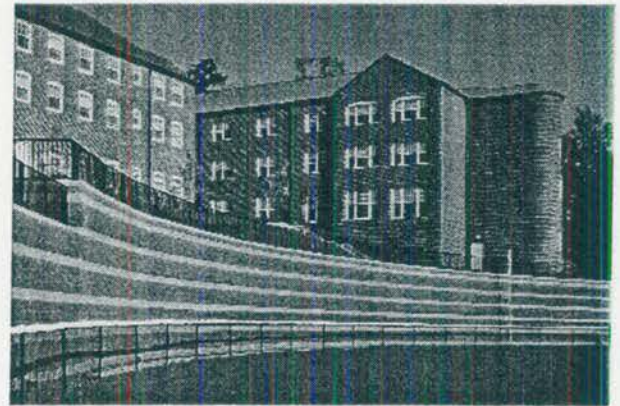


Diagram A

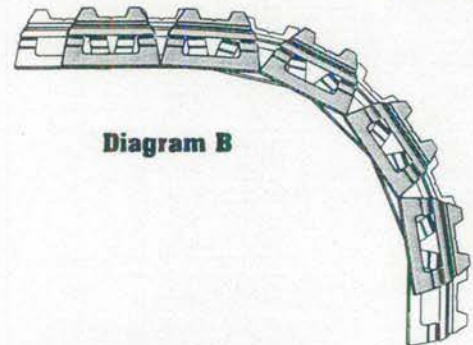


Diagram B

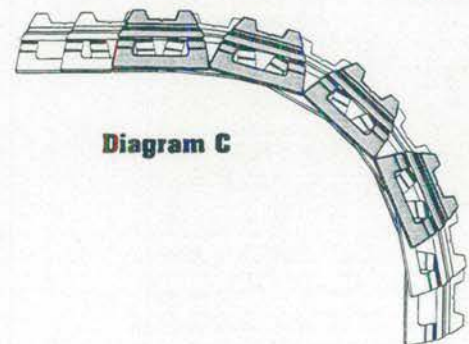


Diagram C

2.2 Convex Curves

As with Mesa Concave Walls, begin a Mesa Convex Wall from the center of the curve, alternating left and right of the center unit. When building with a 5/8-inch setback, each Mesa Unit gains on a convex curve relative to any units below. Conversely to concave curves, the radius of a convex curve gets smaller with each additional course.

Refer to the "Construction & Quality Control" section of this manual for proper installation procedures of connectors, units, and geogrids for all courses.

1ST COURSE

Follow standard installation instructions for preparing the subgrade and leveling pad. When placing the first course, *Diagram A*, it is suggested that a flex pipe be placed on the tail of the unit to ensure a smooth curve. If using the 5/8-inch setback, gap the units on the base course by no more than 1/2 inch. The radius becomes smaller as the wall becomes taller, therefore binding will occur.

2ND COURSE

Follow standard installation procedures for backfilling and course placement. Refer to *Diagram B* for proper positioning of the second course. Set the first unit on halfbond to the base course in the center of the curve where possible. Work in both directions to minimize movement off bond.

3RD COURSE

Follow standard installation procedures for backfilling and course placement. Refer to *Diagram C* for proper Mesa Unit placement of the third course. Set the first unit on halfbond to the second course in the center of the curve where possible. Work in both directions to minimize movement off bond.

If binding on any course begins to occur, trim the sides of the units with a concrete saw to realign. Assure that all four teeth of the connector are positioned in the connector slot. At the ends of the curve, the running bond must be reestablished to develop full connection capacity. This may require cutting or grinding of the units.

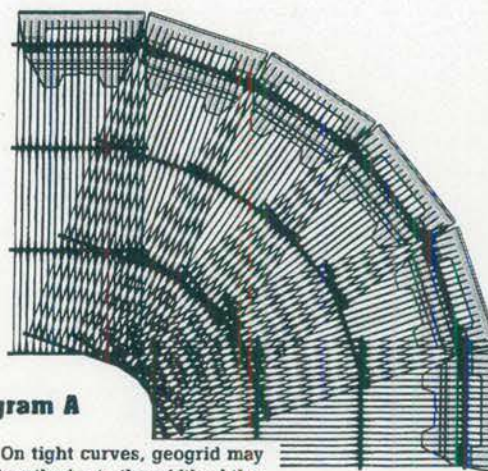
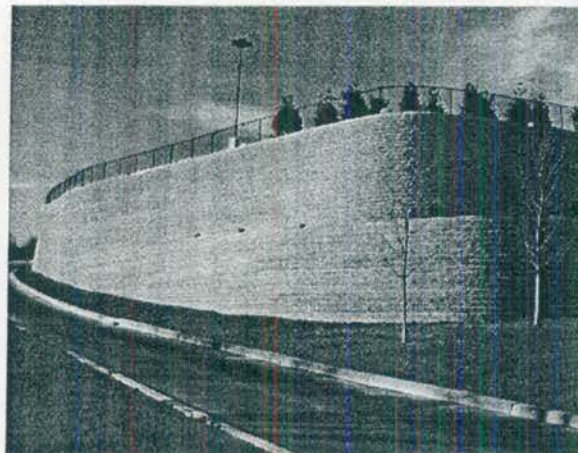


Diagram A

NOTE: On tight curves, geogrid may be cut lengthwise to the width of the Mesa Units to ensure the transverse bar engages both connectors.

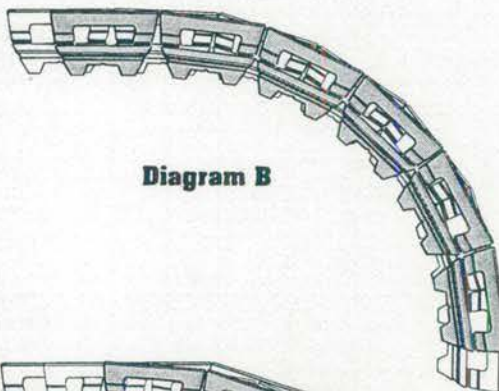


Diagram B

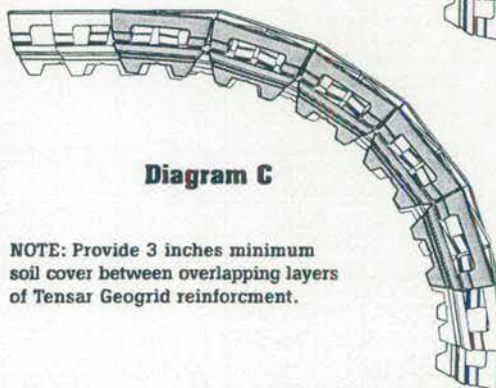


Diagram C

NOTE: Provide 3 inches minimum soil cover between overlapping layers of Tensar Geogrid reinforcement.

2.3 90° Outside Corners

Corner Units simplify installation and provide a sharply defined and visually appealing component to any Mesa Wall. Installation is simple, quick, and requires no special equipment or specialized personnel.

Refer to the "Construction & Quality Control" section of this manual for proper installation procedures of connectors, units, and geogrids for all courses.

1ST COURSE

Follow standard installation instructions for preparing the subgrade and leveling pad. Working from the corner unit (see *Diagram A*), place units tightly against each other. Drainage fill shall be placed in the corner unit, and in the units to either side of the corner unit.

2ND COURSE

Follow standard installation procedures for backfilling and course placement. Refer to *Diagram B* for proper positioning of the second course. When building a Mesa Wall with a 5/8-inch setback, the shorter (9") side of the corner unit should be field cut to account for the setback and to maintain a running bond. Alternate the direction of the corner unit and set units on halfbond to the base units. Secure the corner unit to the unit below using an approved exterior concrete adhesive. Drainage fill shall be placed in the corner unit, and in the units to either side of the corner unit.

3RD COURSE

Follow standard installation procedures for backfilling and course placement. Refer to *Diagram C* for proper positioning on the third course. When building a Mesa Wall with a 5/8-inch setback, the shorter (9") side of the corner unit should be field cut to account for the setback and to maintain a running bond. Alternate the direction of the corner unit and set units on halfbond to the second course. Secure the corner unit to the unit below using an approved exterior concrete adhesive. Drainage fill shall be placed in the corner unit and in the units to either side of the corner unit.

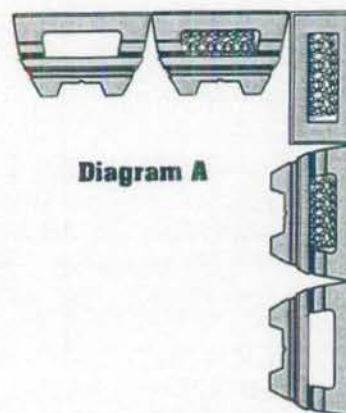
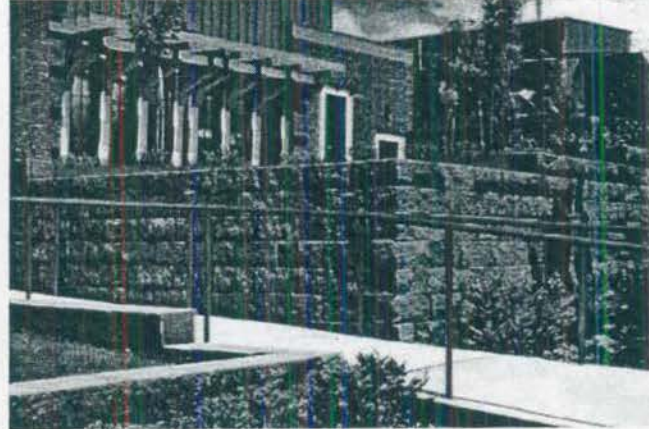


Diagram A

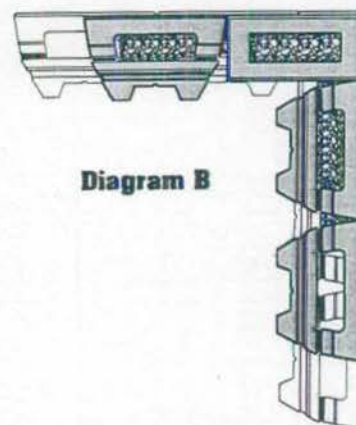


Diagram B

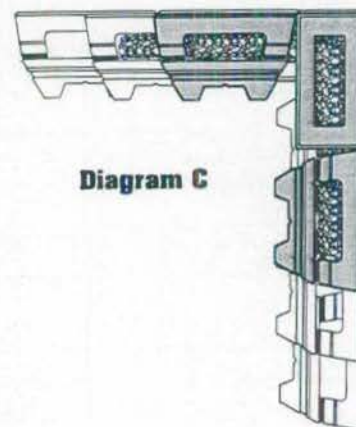


Diagram C

2.4 90° Inside Corners

Mesa 90° Inside Corners require some preparation and planning for results that are sharply defined. Once the initial sizing is correctly determined, installation is simple and quick. For the most visually appealing walls, the field cuts discussed below should be applied to the shorter (Wall A) of the two walls.

Refer to the "Construction & Quality Control" section of this manual for proper installation procedures of connectors, units, and geogrids for all courses.

1ST COURSE

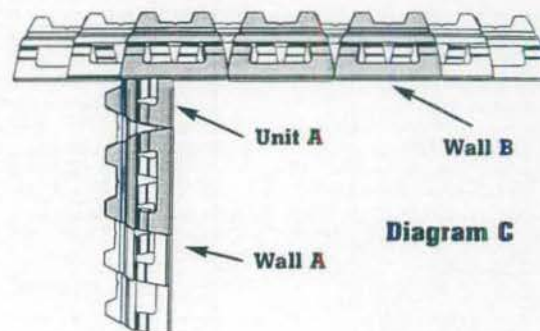
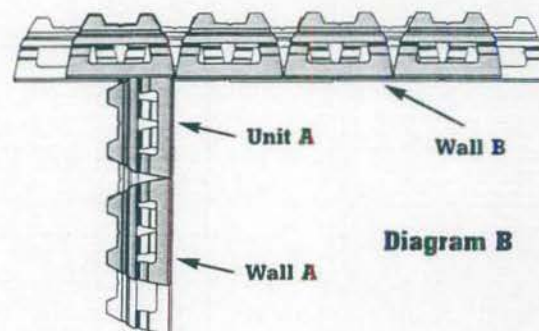
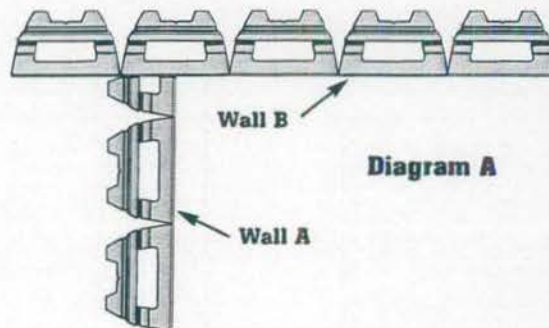
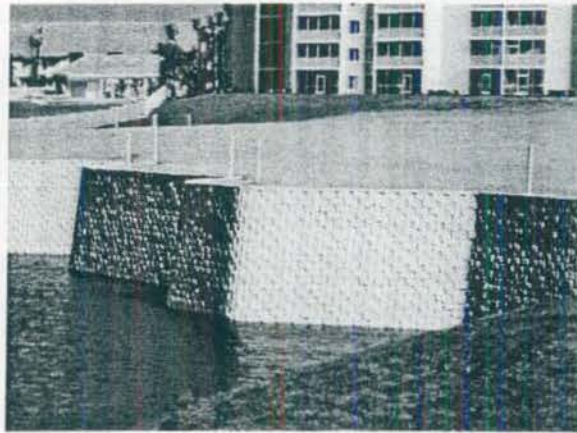
Follow standard installation instructions for preparing the subgrade and leveling pad. First course construction (see *Diagram A*) can begin at the corner or at a point beyond the corner. At the inside corner, begin with a Mesa Unit cut to approximately 1/3 of the original face length. From the corner unit, position the units tightly against each other.

2ND COURSE

Follow standard installation procedures for backfilling and course placement. Refer to *Diagram B* for proper unit placement on the second course. When building this course, begin with Wall B, and construct Wall B past the extent of Wall A. Measure and field cut Unit A to provide a symmetric running bond over the first course.

3RD COURSE

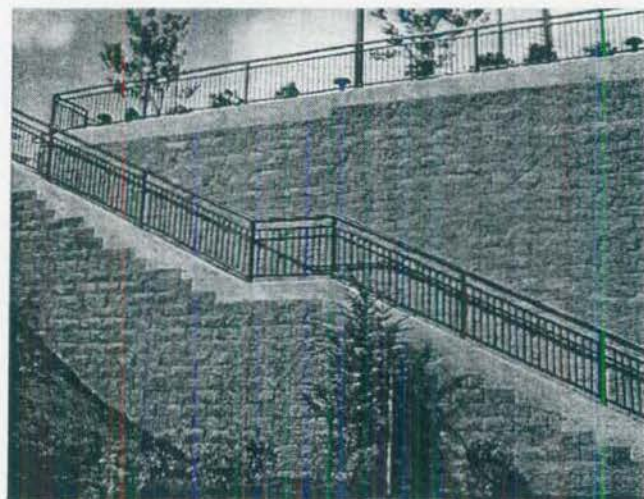
Follow standard installation procedures for backfilling and course placement. Refer to *Diagram C* for proper unit placement on the second course. When building this course, begin with Wall B, and construct Wall B past the extent of Wall A. Measure and field cut Unit A, such that the third course units are centered over the units in the first course.



MESA STEPS & STAIRS

There are a variety of options when it comes to designing and installing steps in conjunction with a Mesa Wall. By combining corner units, standard units, and cap units, virtually any design can be realized.

When building steps, follow the installation techniques previously stated in this manual. A variety of riser heights can be achieved by varying the location of the base Mesa Standard Unit (see detail on next page). Mesa Standard Units used for step construction shall be filled with granular fill or concrete.

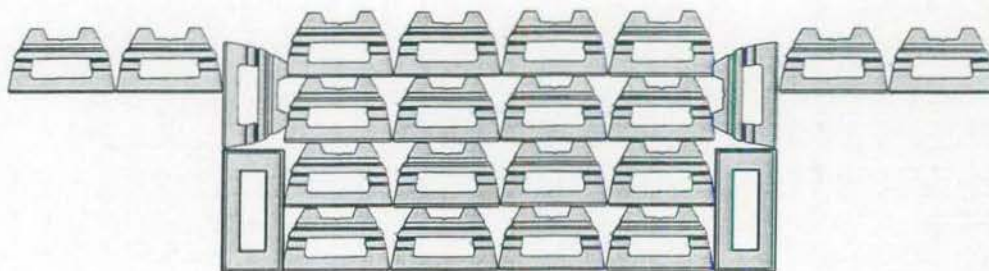


3.1 Steps in Front of Wall

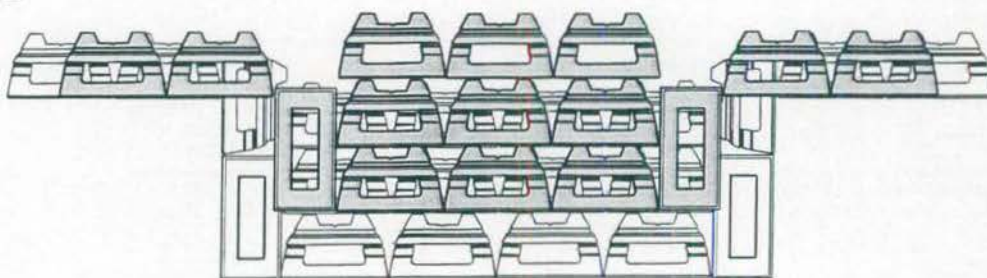
Refer to the "Construction & Quality Control" section of this manual for proper installation procedures of connectors, units, and geogrids for all courses.

Note: Various tread material can be used to cap steps and stairs including but not limited to: Mesa Cap Units, pavers, natural stone, and concrete. When required by the engineer, an approved exterior concrete adhesive should be used.

1ST COURSE

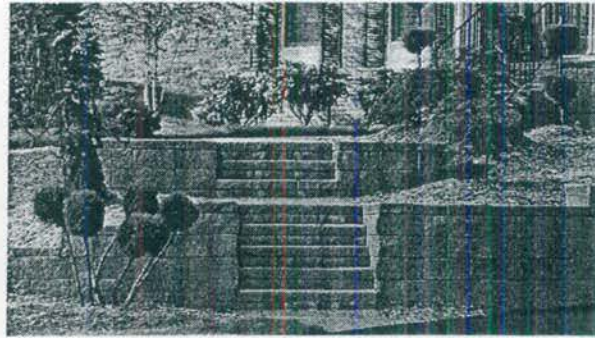


2ND COURSE

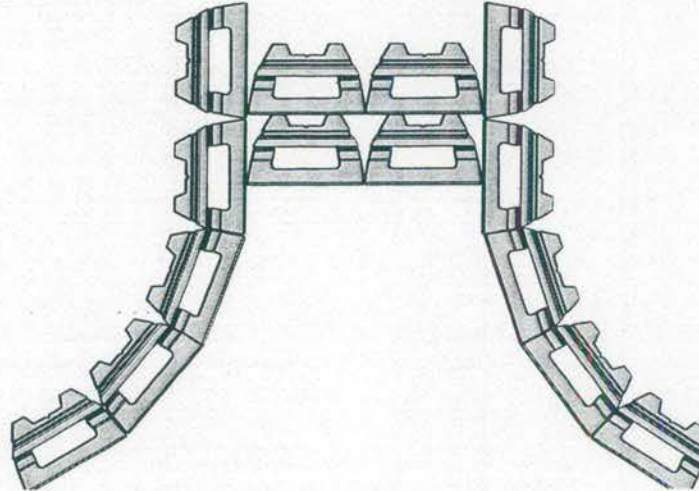


3.2 Steps in Wall

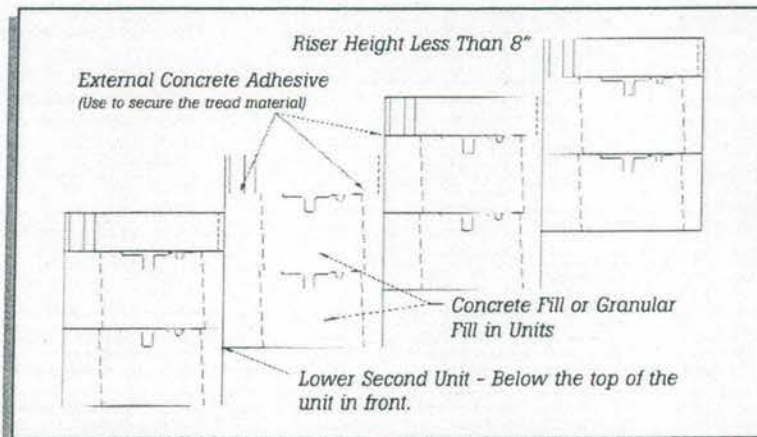
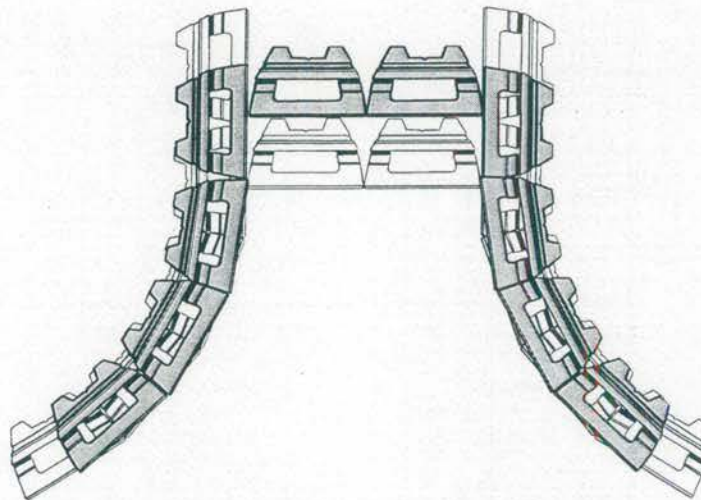
Refer to the "Construction & Quality Control" section of this manual for proper installation procedures of connectors, units, and geogrids for all courses.



1ST COURSE



2ND COURSE



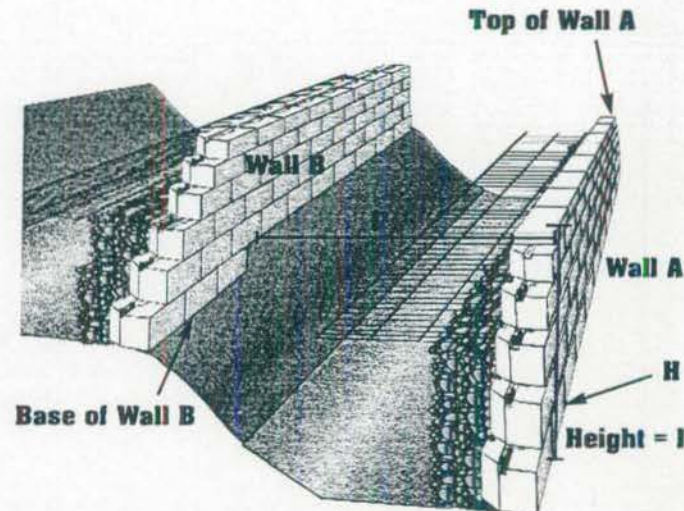
RISER HEIGHT DETAIL

MESA TIERED & TOP OF WALL FINISHES

4.1 Tiered Walls

Tiered Mesa Walls offer a visually pleasing and less obtrusive alternative to conventional wall construction. On sites that provide sufficient land area for this application, these walls are typically designed with greenspace between the tiers. For tiered walls to be designed separately, the distance between the lower Wall A (at its top) and the upper Wall B (at its base) must be at least twice the height of the lower Wall A (see illustration to right). If this condition does not exist, the lower Wall A must be designed to account for the additional loading of the upper Wall B.

Refer to the "Construction & Quality Control" section of this manual for proper installation procedures of connectors, units, and geogrids for all courses.

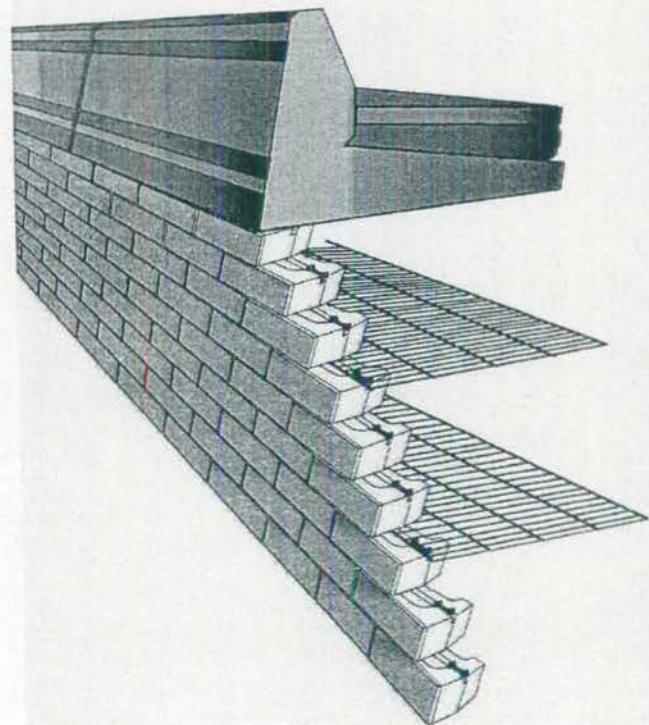


If $P \geq 2 \times H$, then design the walls independently of each other.

4.2 Traffic Barriers

Mesa Retaining Walls can be easily capped with reinforced concrete traffic barriers. Following the wall installation, set and secure forming materials along the top course of the Mesa Wall according to standard procedures. When the design calls for an overhanging barrier, form the front edge by attaching an "L" shape forming material to the face of the Mesa Wall. Construct the barrier as designed, including, but not limited to, the use of control joints.

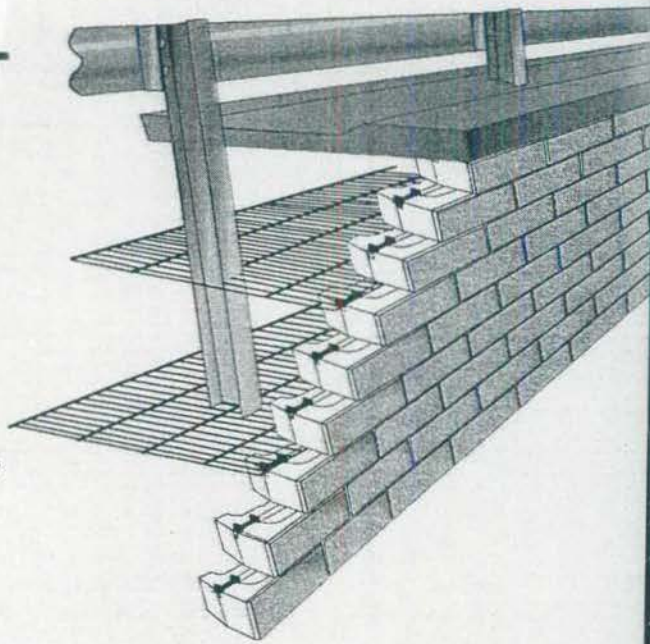
Refer to the "Construction & Quality Control" section of this manual for proper installation procedures of connectors, units, and geogrids for all courses.



4.3 Guide Rails

Guide rails can be easily placed along the top of the Mesa Wall according to standard installation procedures. Guide rail posts may be placed by cutting holes in the geogrid, or the post may be driven through the geogrid. The guide rail post location, design, and impact on the Mesa Retaining Wall shall be taken into account by the Design Engineer. Guide rails can also be placed into sonotubes positioned during wall construction and then filled with concrete. Tensar Geogrid can be cut to accommodate the sonotubes.

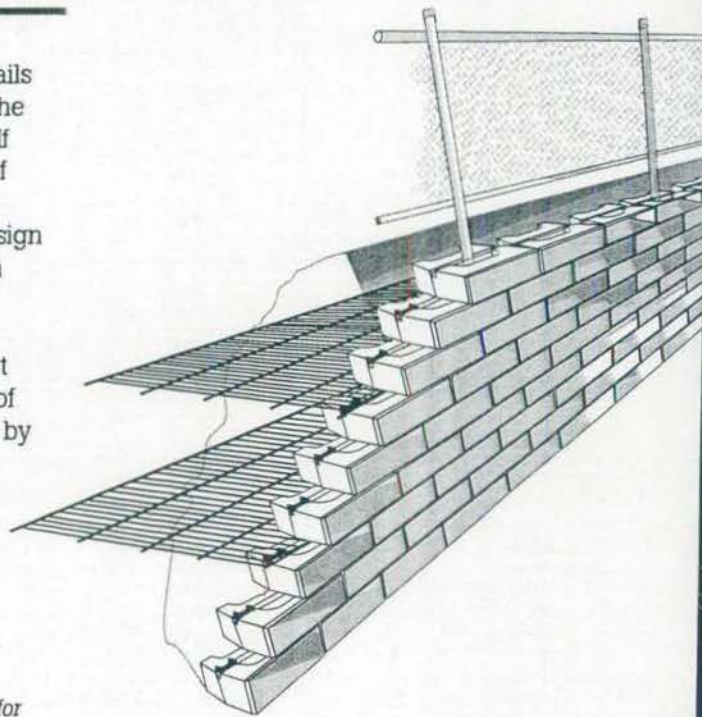
Refer to the "Construction & Quality Control" section of this manual for proper installation procedures of connectors, units, and geogrids for all courses.



4.4 Handrails/Fence Posts

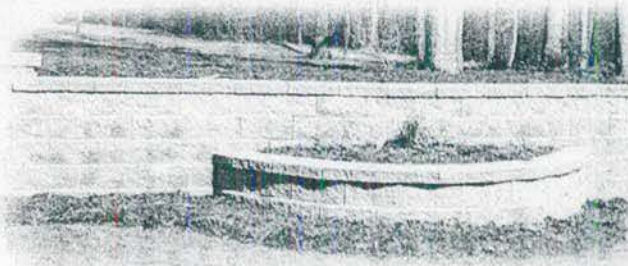
Similar to guide rail installations, handrails and fence posts can be placed behind the Mesa Units as described in section 4.3. If posts are to be placed within the core of the Mesa Unit, they must be placed in increments of 1.5-foot spacings. The Design Engineer shall determine the post depth within the Mesa Unit. At the specified depth, a separation membrane shall be placed under the Mesa Unit so that grout can be placed in the core up to the top of the wall. Posts are placed first, followed by grout installation. The purpose of the separation membrane is to ensure the grout is placed only to the specified depth. Mesa Cap Units shall be field cut to accommodate the posts.

Refer to the "Construction & Quality Control" section of this manual for proper installation procedures of connectors, units, and geogrids for all courses.

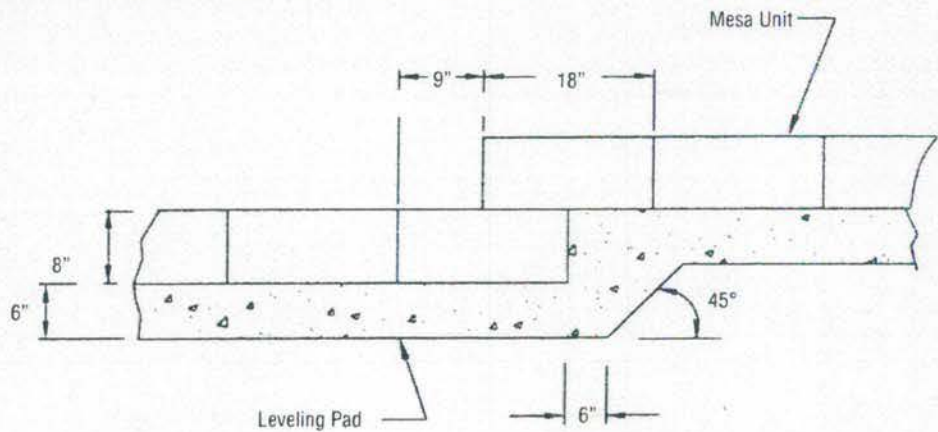


MESA WALL DETAILS

The following section contains the standard details for designing generic Mesa Walls with special considerations. Please refer to the "Construction and Quality Control" section of this manual for proper installation procedures of connectors, units, and geogrid. Specific details for specific walls are the responsibility of the Owner and the Engineer.

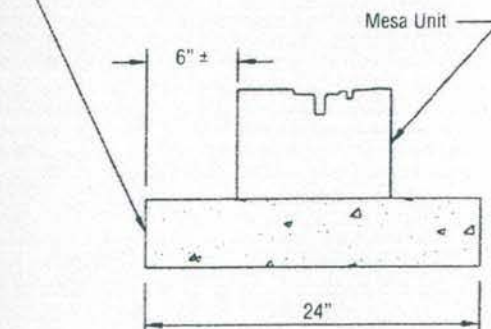


TYPICAL LEVELING PAD STEP DETAIL

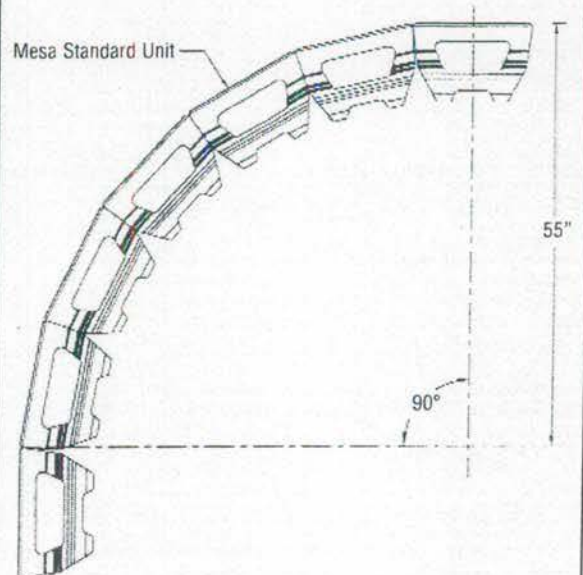


TYPICAL LEVELING PAD DETAIL

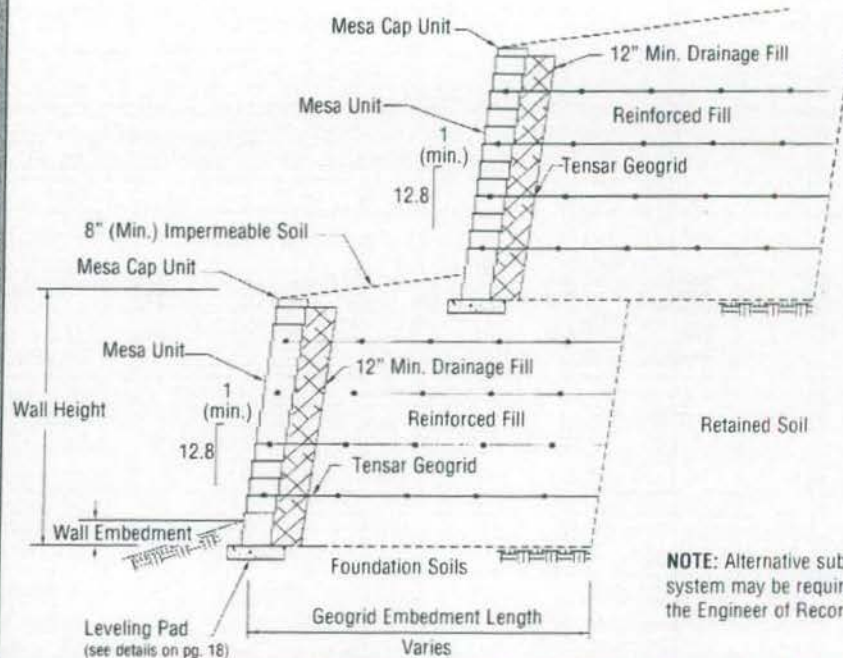
6" Unreinforced Concrete
(3000 PSI Min. Compressive Strength)
or 3/4-inch minus, well-graded
aggregate



TYPICAL 90 DEGREE CURVE DETAIL

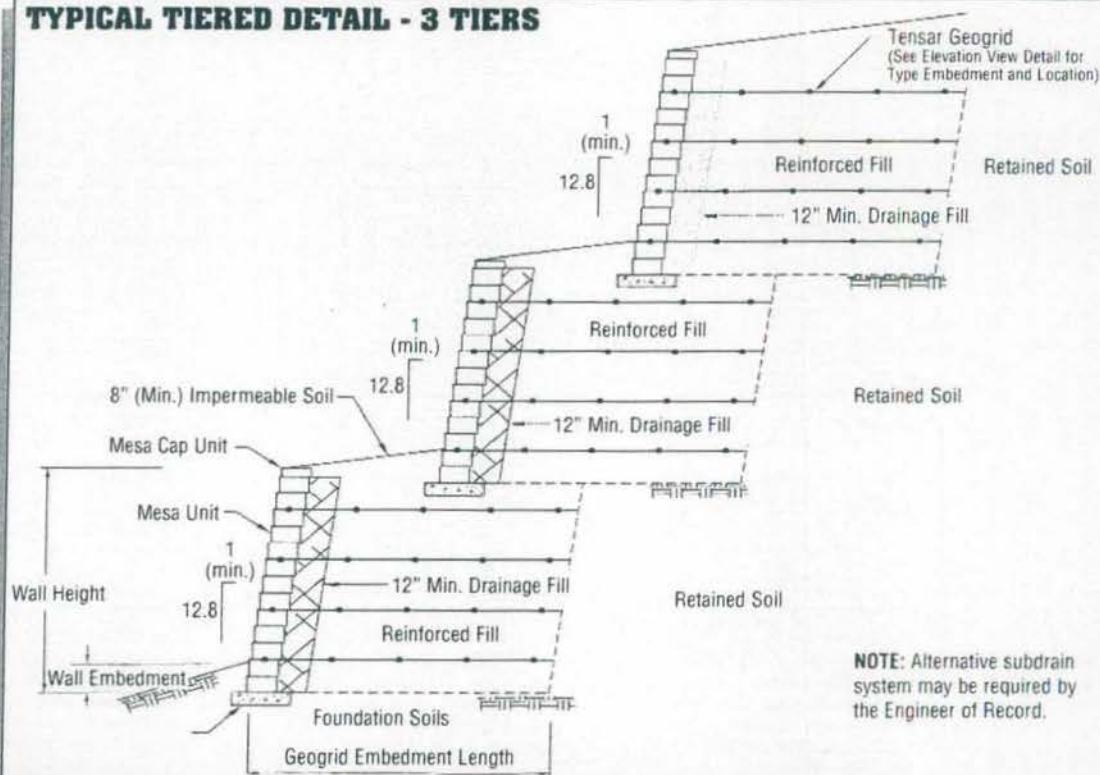


TYPICAL TIERED DETAIL - 2 TIERS

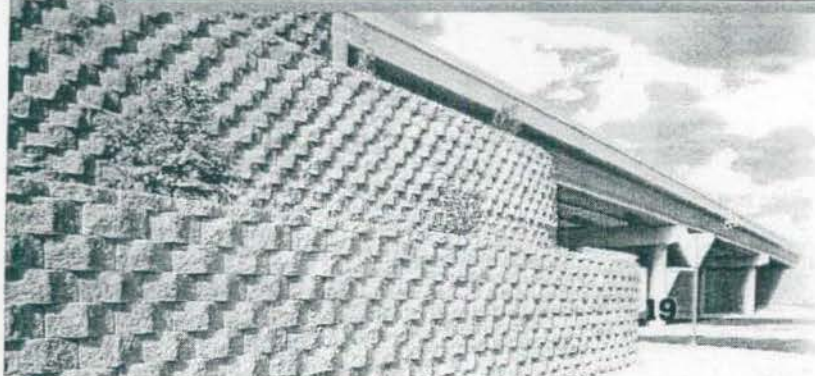


NOTE: Alternative subdrain system may be required by the Engineer of Record.

TYPICAL TIERED DETAIL - 3 TIERS

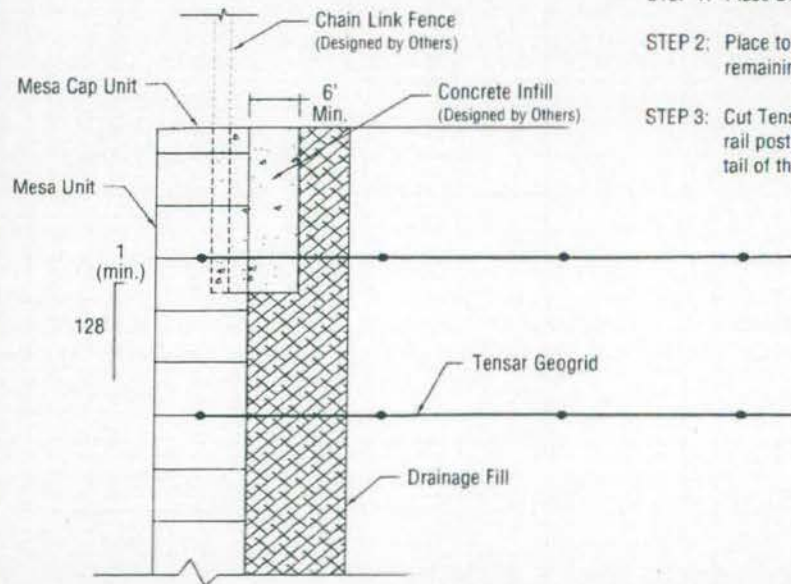


NOTE: Alternative subdrain system may be required by the Engineer of Record.





HAND RAIL ON TOP OF WALL DETAIL

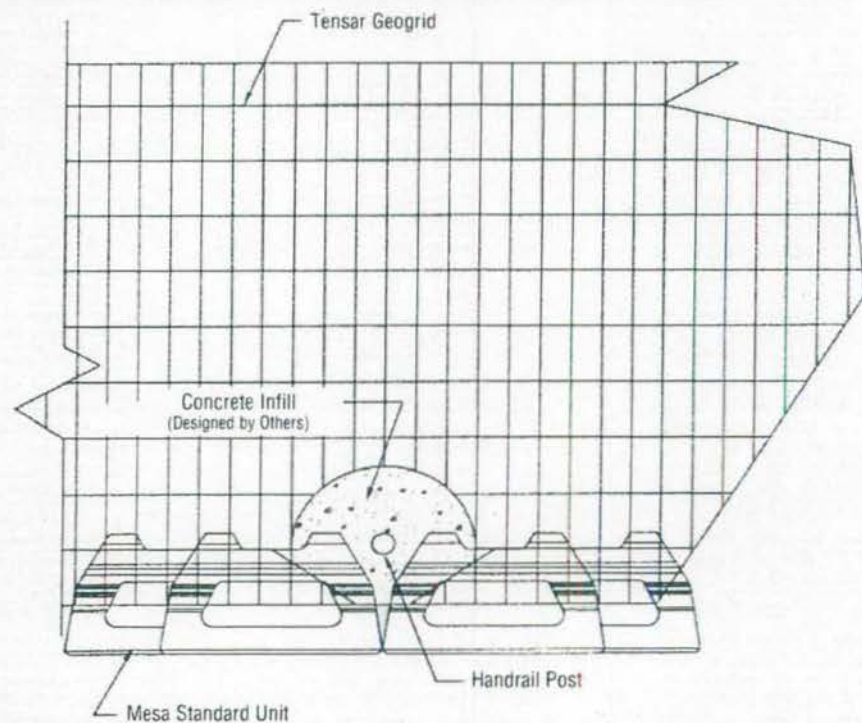


STEP 1: Place Drainage Fill to bottom of fence.

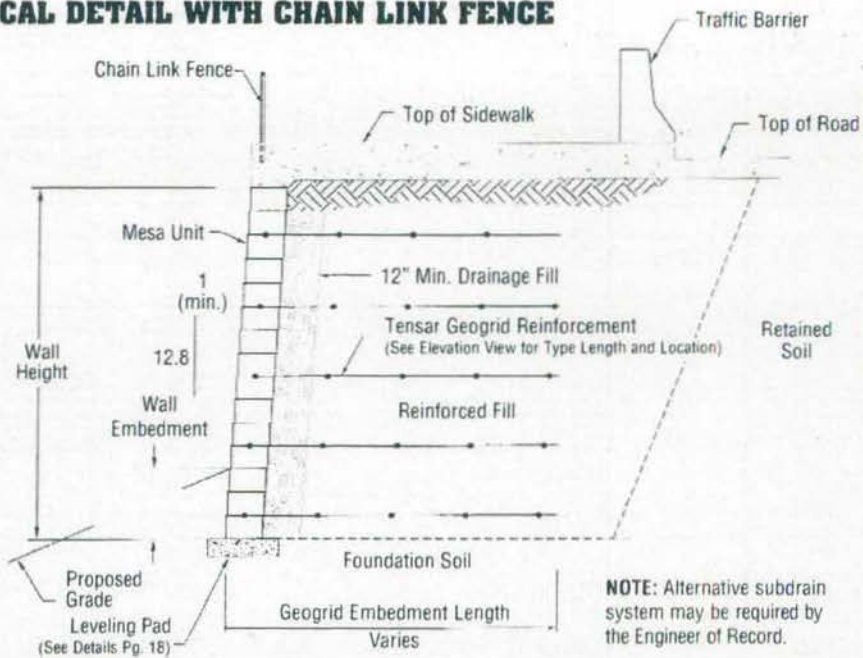
STEP 2: Place top layer of Tensar Geogrid and remaining Mesa Units above it.

STEP 3: Cut Tensar Geogrid and then set fence or rail post. Form and pour concrete infill at tail of the Mesa Units.

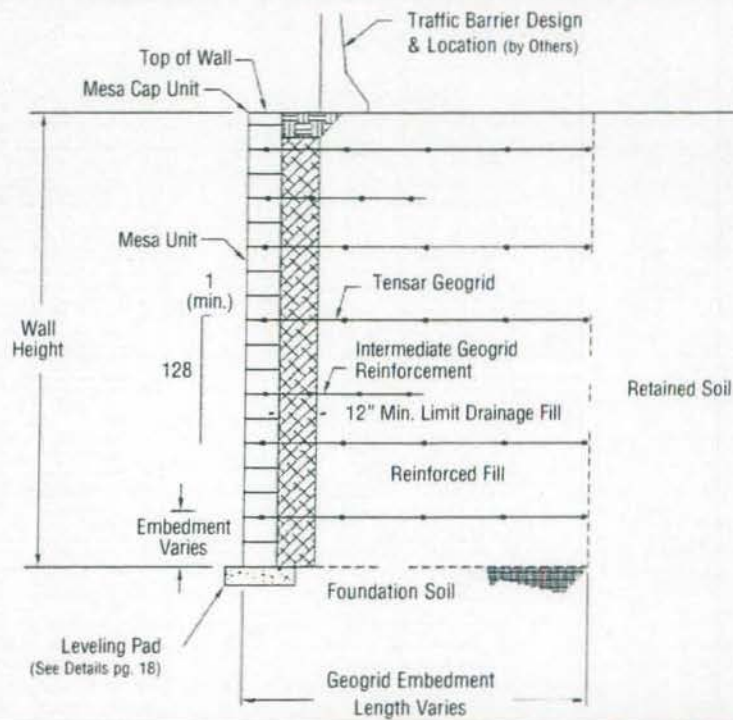
PLAN VIEW - DETAIL OF HANDRAIL ON TOP OF WALL



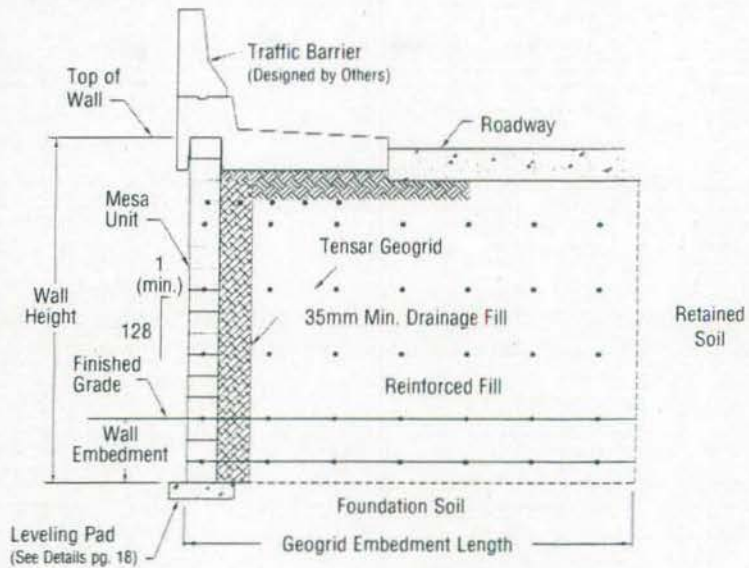
TYPICAL DETAIL WITH CHAIN LINK FENCE



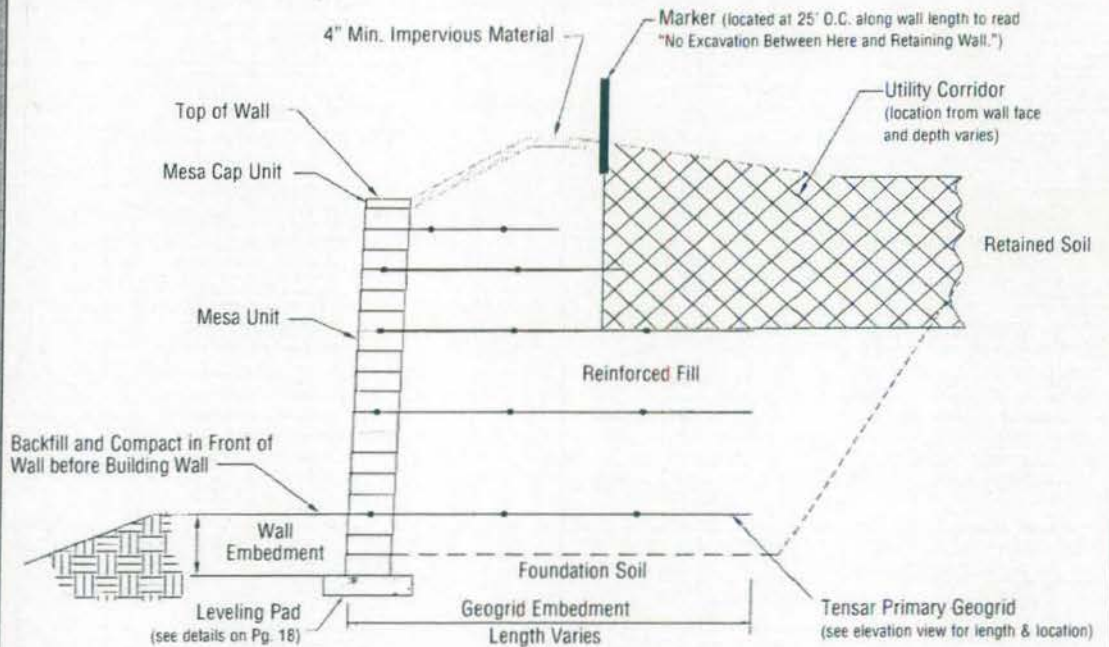
TYPICAL DETAIL OF TRAFFIC BARRIER BEHIND WALL



TYPICAL DETAIL OF TRAFFIC BARRIER ON TOP OF WALL



TYPICAL DETAIL WITH UTILITY CORRIDOR BEHIND WALL



NOTE: Alternative subdrain system may be required by the Engineer of Record.

DEFINITIONS

■ **Contract Documents:**

The Agreement between the Owner and the Contractor including conditions of the contract drawings, specifications, and the provisions of the Agreement between the Contractor and the Supplier of the Mesa Systems. These documents shall also include addenda and other modifications issued prior to the execution of the Contract.

■ **Core Fill:**

Free-draining, coarse-grained soil which is placed within the empty cores of the Segmental Concrete Facing Units. Core Fill may not be required within the Mesa Unit if the Contractor can provide the Engineer and/or Architect with connection testing performed without Core Fill verifying that the connection strength of the system exceeds the requirements set forth in the design data.

■ **Drainage Fill:**

Free-draining, coarse-grained soil which is placed behind the Mesa Segmental Concrete Facing Units and in the openings between the Mesa Units as specified on the Plans. The Engineer and/or Architect may specify a nonwoven geotextile which meets AASHTO M288-96 subsurface drainage requirements in lieu of Drainage Fill.

■ **Inspector:**

The Owner's Authorized Representative assigned to see that the workmanship and materials are in accordance with the terms of the Contract.

■ **Mesa Connector:**

A proprietary mechanical connection device made of high density polymer with fiberglass inclusions to positively connect the Tensar Geogrid to the Mesa Units.

■ **Plans:**

The part of the Contract documents consisting of the approved plans, profiles, typical cross sections, working drawings and supplemental drawings, or exact reproduction thereof, which shows the location, character, dimensions, and details of the Work to be performed.

■ **Reinforced Fill:**

The specified soil material that interacts with the Geogrid reinforcement to create a flexible gravity mass. Its limits extend from the back of the facing element or granular medium to the tails of the soil reinforcement or as indicated on the Plans.

■ **Setback (Batter):**

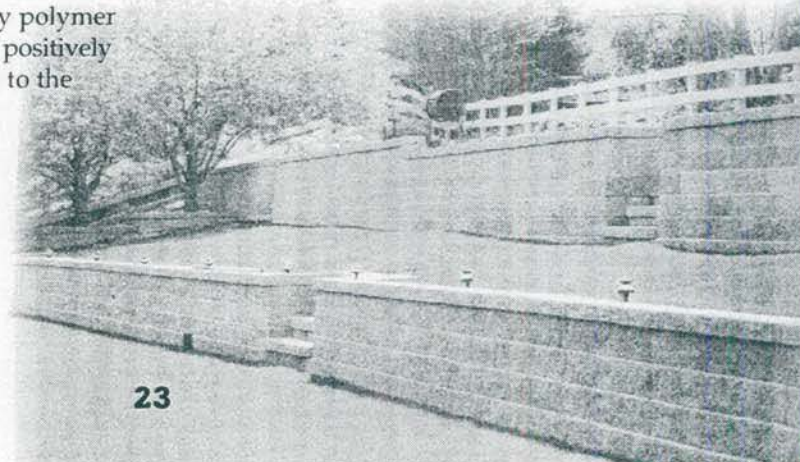
The rearward offset from the vertical plane between two adjacent block courses created by the orientation of the flags on the Mesa Connectors.

■ **Specifications:**

A description of the quality and quantity of the materials and workmanship that will be required of the Contractor in the execution of the Work under the Contract between the Owner and the Contractor.

■ **Tensar Geogrids:**

A proprietary polymeric grid formed by a regular network of integrally connected tensile elements with apertures of sufficient size to allow interlocking with surrounding soil, rock, or earth and connection to Mesa facing units that function as tensile reinforcement.



NOTES

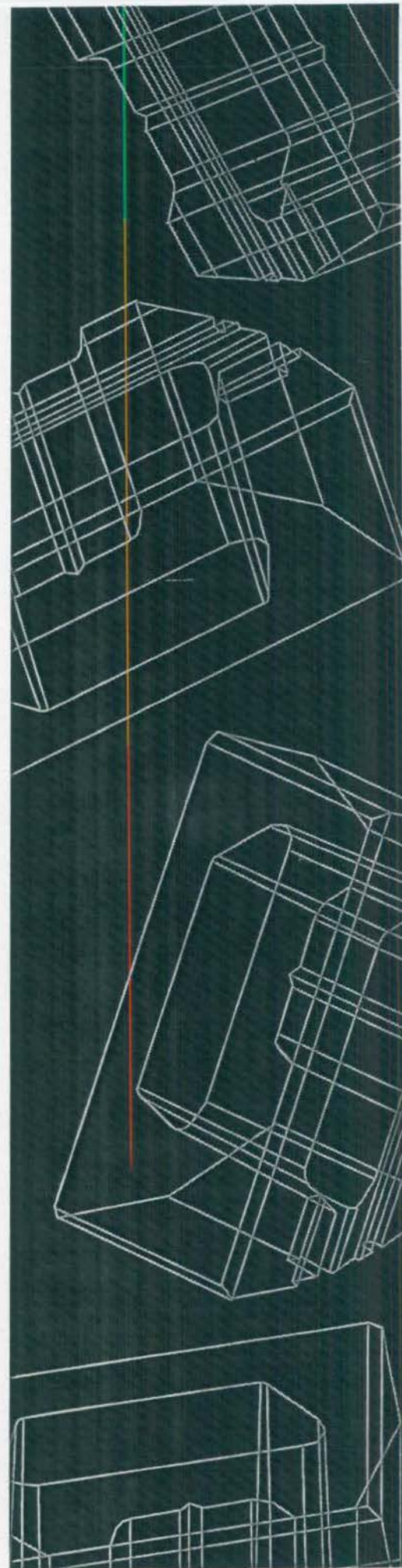
Authorized Mesa Retaining Wall Systems Representative

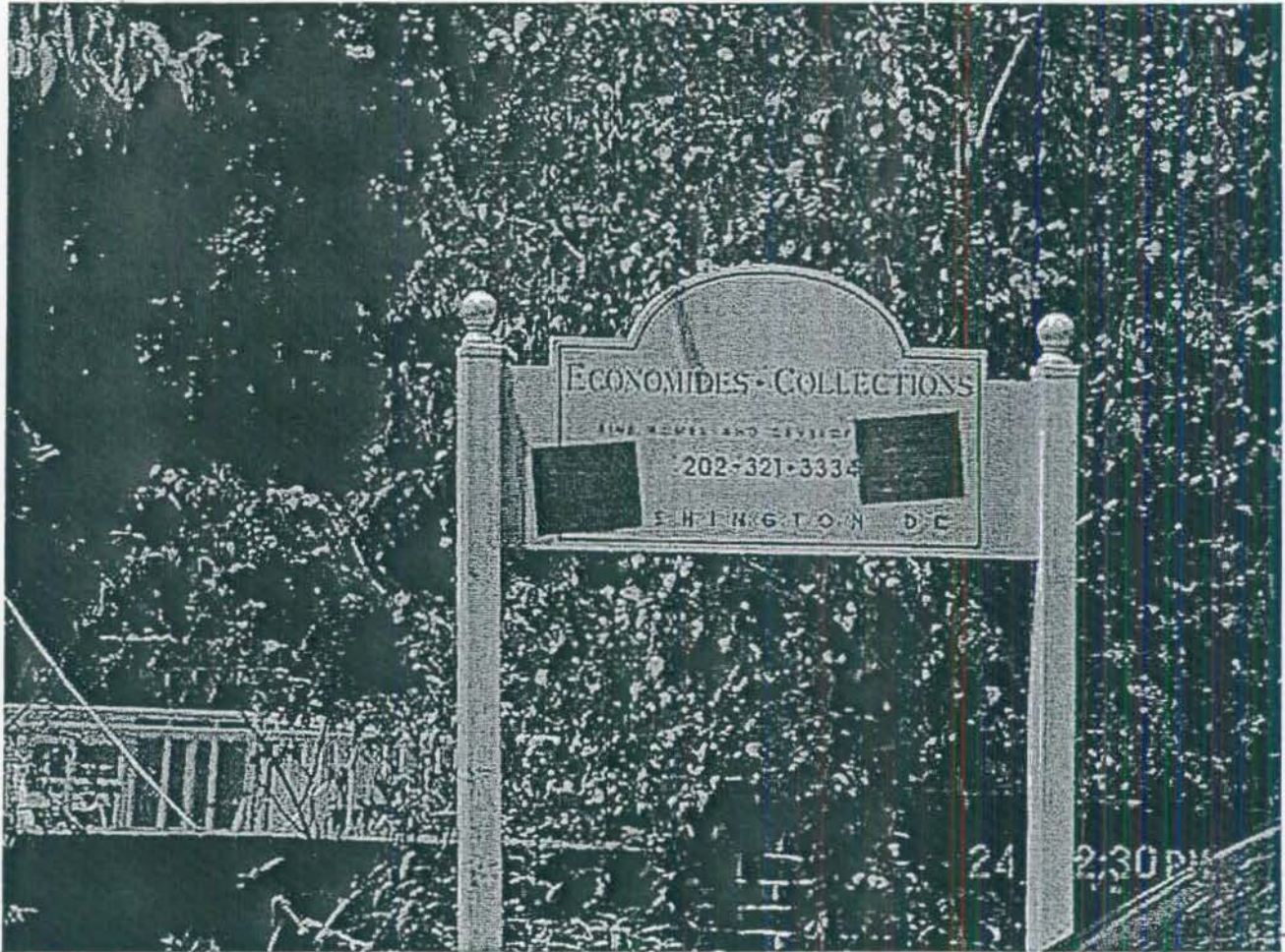
Tensar Earth Technologies, Inc.

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MESA-SPEC-2.04





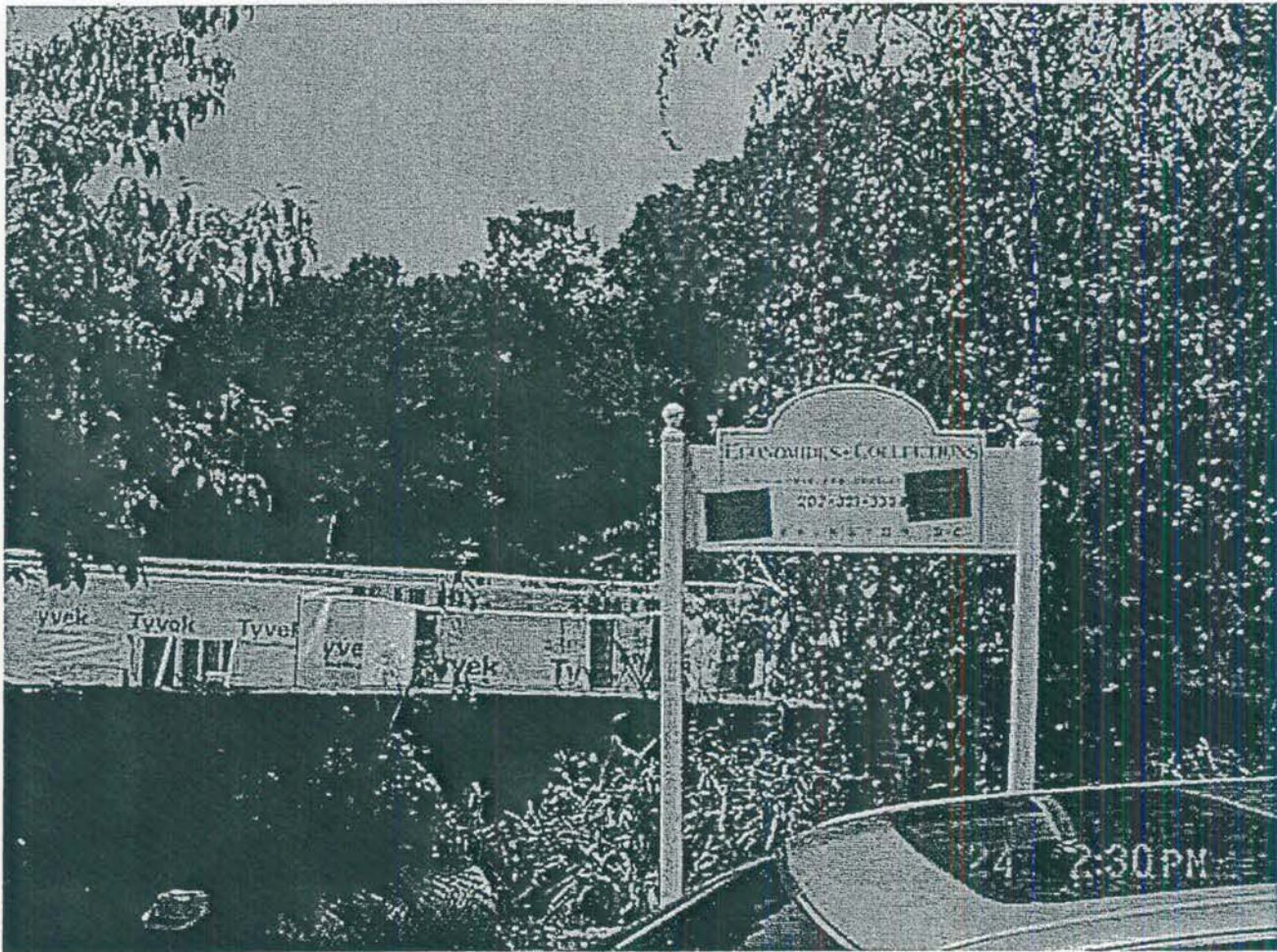
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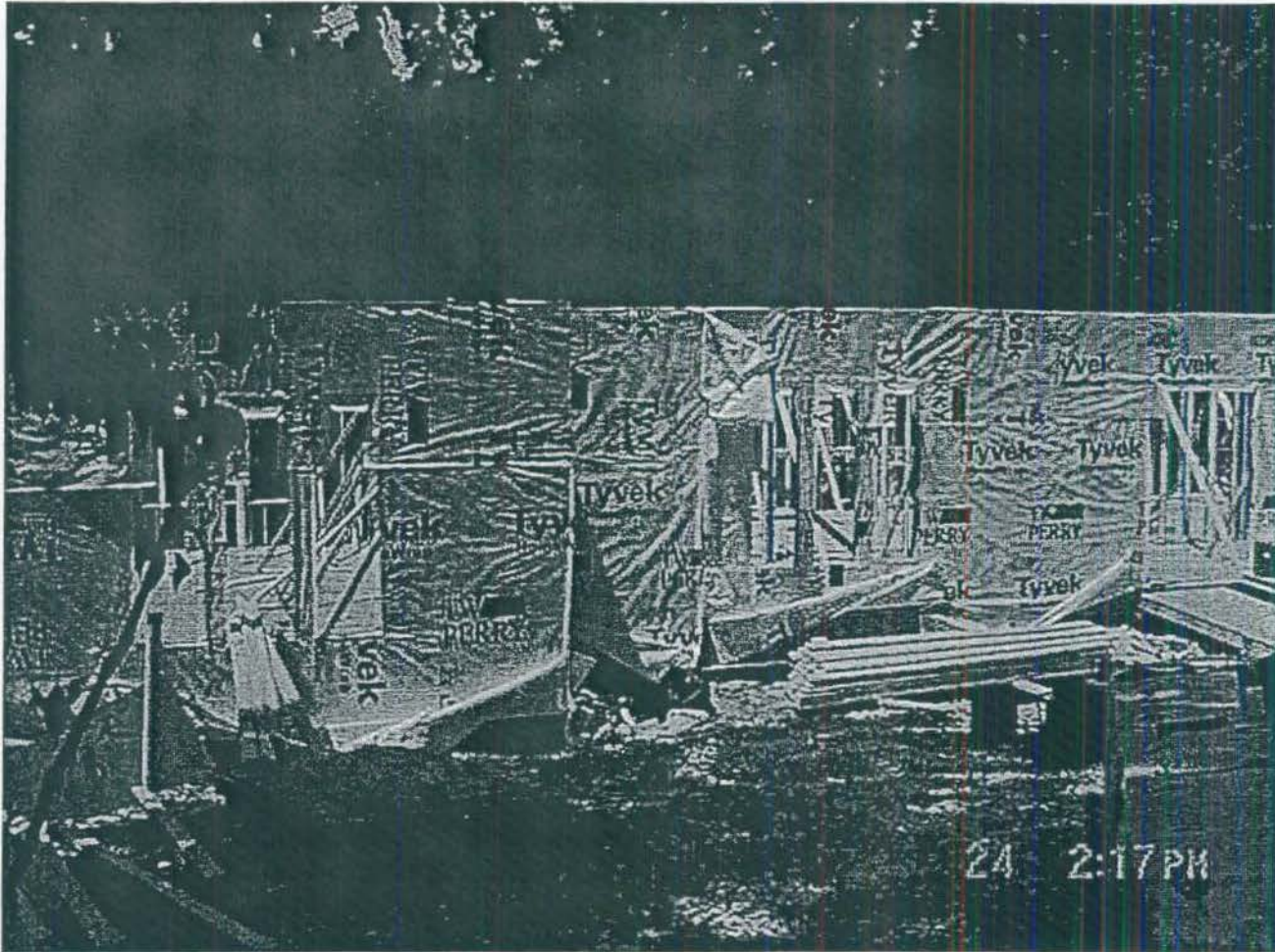
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