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Revisions 6/6/17



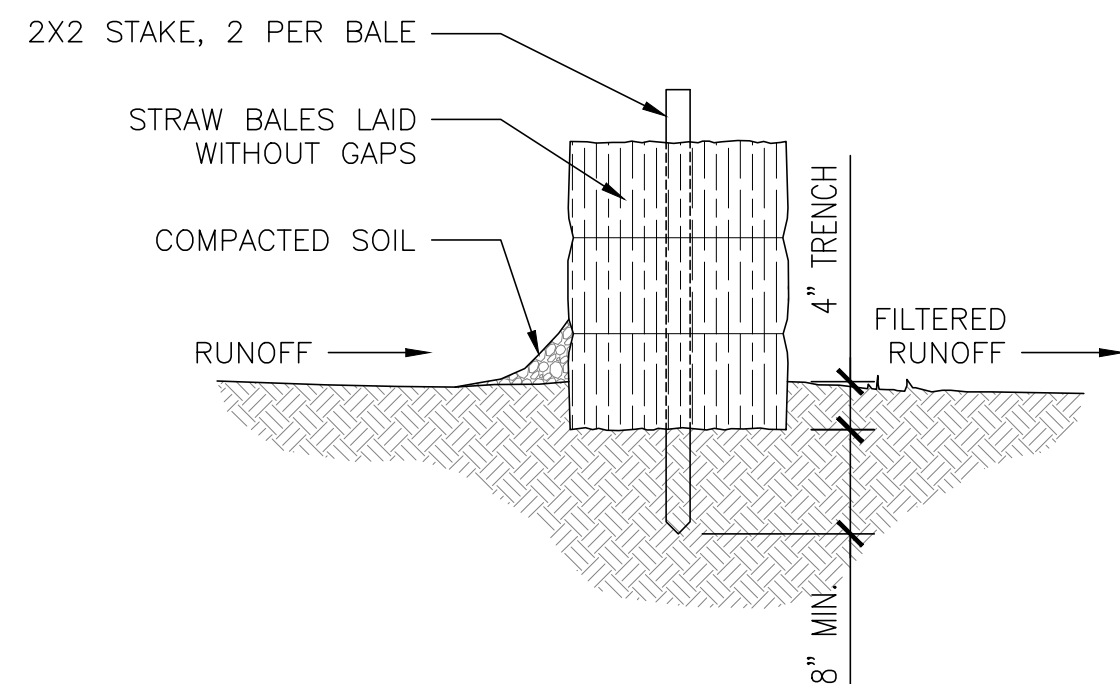
CURB - DANDY CURB SACK, OR SIMILAR



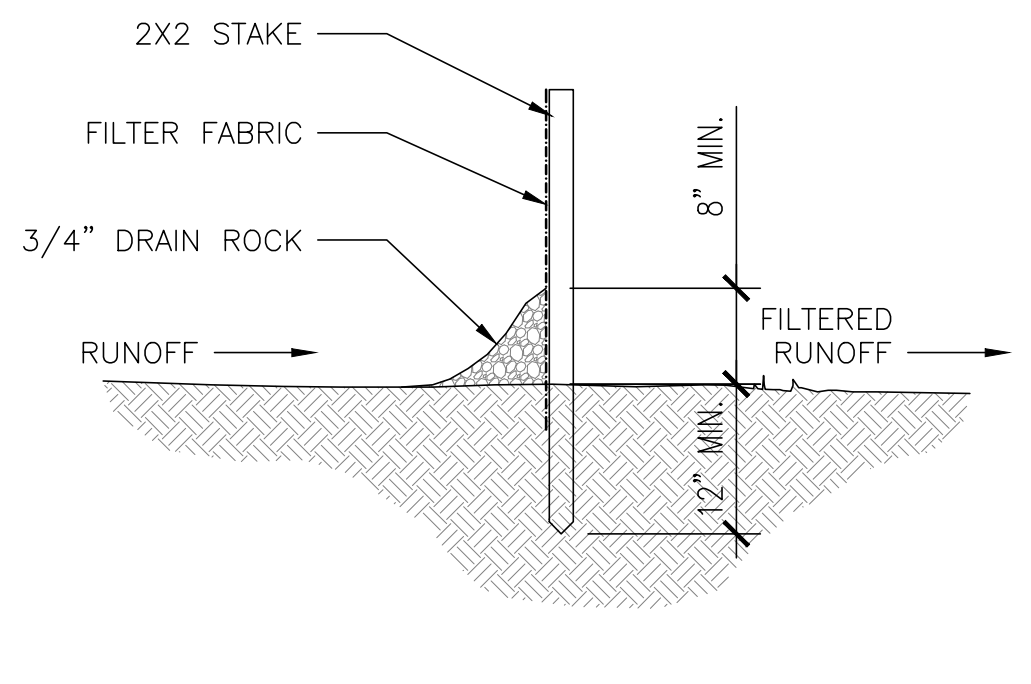
IN GROUND - DANDY SACK, EAGLE STORM NEST, OR SIMILAR



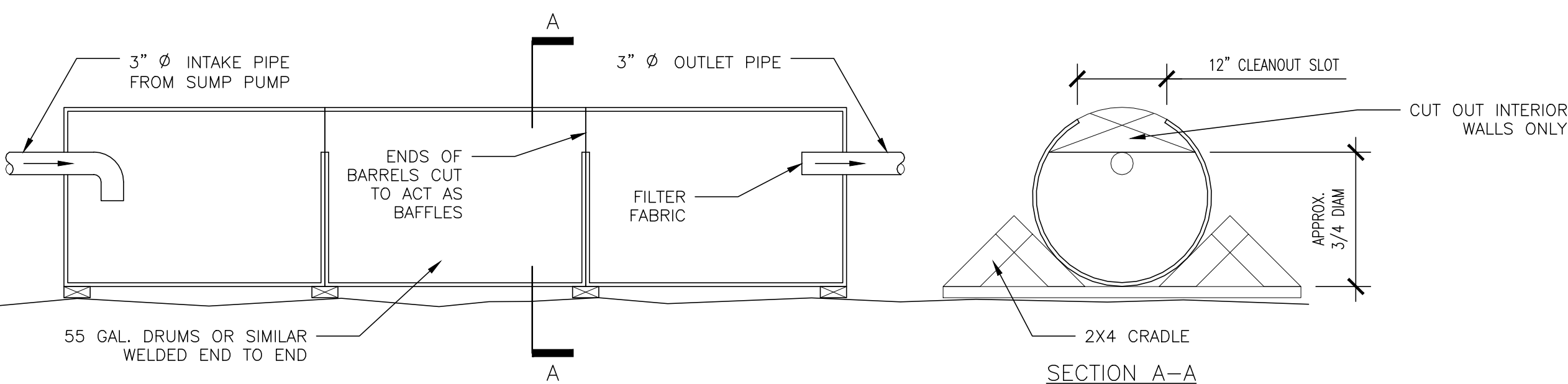
07 STORM INLET PROTECTION  
 SCALE: NOT TO SCALE



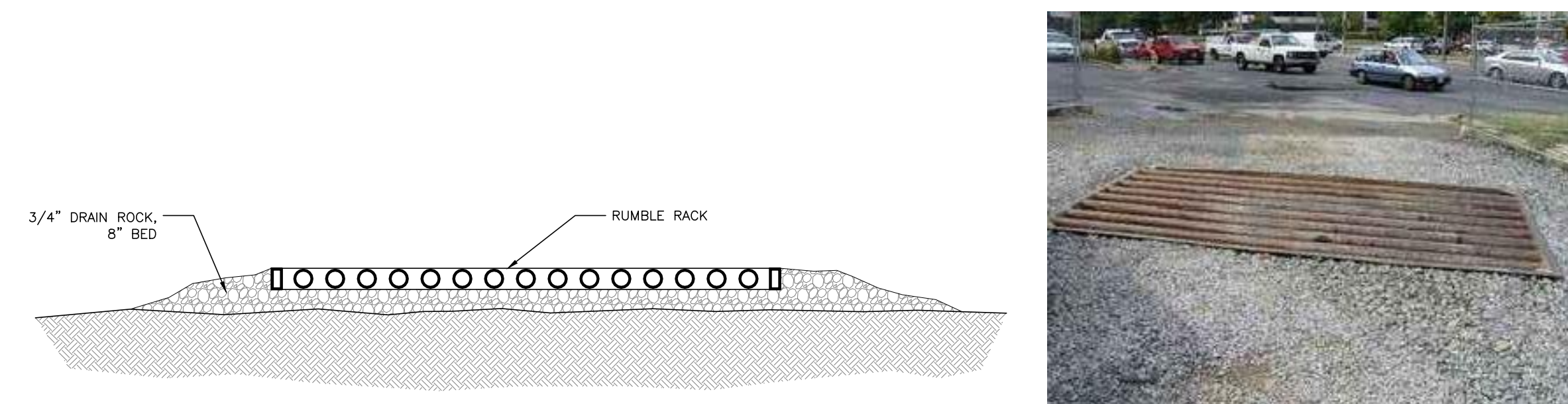
06 STRAW BALE DIKE  
 SCALE: 3/4"=1'-0"



05 SILT FENCE  
 SCALE: 3/4"=1'-0"

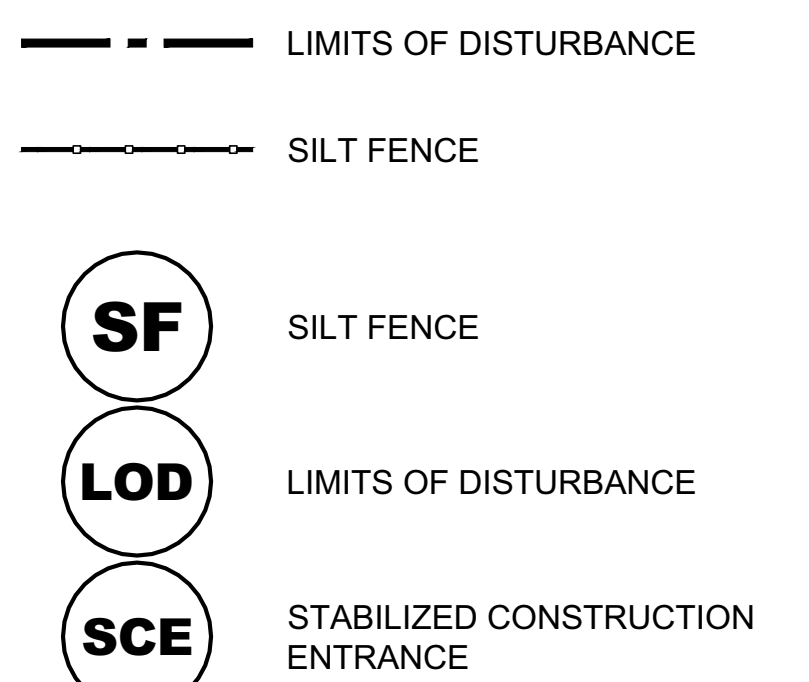


04 SEDIMENT TANK  
 SCALE: 3/4"=1'-0"



03 STABILIZED CONSTRUCTION ENTRANCE  
 SCALE: 1/2"=1'-0"

SYMBOLS



PERVIOUS AREA CALCULATION:

REQUIRED:  
 2,484.4 SF LOT AREA x 20% =  
**496.88 SF MIN. PERVIOUS AREA**

PROVIDED:  
 136.4 SF + 263.5 SF + 52.0 SF + 49.5 SF =  
**501.4 SF TOTAL AREA**

EROSION AND SEDIMENT CONTROL NARRATIVE

**PROJECT DESCRIPTION:**  
 THE PURPOSE OF THIS PROJECT IS TO EXTEND THE REAR OF THE THREE ABOVE-GRADE LEVELS OF THE EXISTING 3-STORY ROW DWELLINGS. ALSO, IN THE FRONT, THE EXISTING COVERED PORCH WILL BE REDUCED, THE DWELLING WILL CONTINUE TO BE CONNECTED TO THE EXISTING WATER AND SANITARY SEWER SYSTEM. A TOTAL OF 650 SF WILL BE DISTURBED DURING CONSTRUCTION.

**EXISTING SITE CONDITIONS:**  
 THE EXISTING PARKING PAD IN THE REAR SLOPES DOWN FROM NORTH TO SOUTH WITH A VERY SLIGHT PERCENT SLOPE. RUNOFF FROM THIS PARKING PAD FLOWS TO THE ALLEY TO THE SOUTH. THE YARD BETWEEN THE PARKING PAD AND THE BUILDING SLOPES DOWN FROM SOUTH TO NORTH WITH A VERY SLIGHT PERCENT SLOPE. RUNOFF FROM THE YARD FLOWS TO A DRAIN IN THE NW CORNER OF THE YARD. THE FRONT YARD SLOPES DOWN FROM SOUTH TO NORTH WITH A SLIGHT PERCENT SLOPE, AND A RETAINING WALL EXISTS WHERE THE YARD MEETS THE SIDEWALK.

**NEW SITE CONDITIONS:**  
 THE EXISTING GRADE IN THE REAR YARD, BEYOND THE PROPOSED ADDITION, WILL BE ALTERED SLIGHTLY TO FLOW TO THE EXISTING DRAIN. THE EXISTING GRADE OF THE FRONT YARD WILL REMAIN THE SAME. THE REMAINING SITE WILL BE VEGETATED WITH GRASS OVER A MAJORITY OF THE REAR YARD AND LANDSCAPED GROUND COVER IN THE FRONT YARD, AND EXCEEDS THE MINIMUM 20% PERVIOUS AREA.

**ADJACENT PROPERTIES:**  
 TO THE NORTH AND SOUTH ARE EXISTING 3-STORY ROW DWELLINGS. ACCESS TO THE REAR YARD OCCURS FROM THE ALLEY TO THE EAST.

**OFFSITE AREAS:**  
 NO OFFSITE AREAS ARE TO BE DISTURBED WITH THIS PROJECT.

**CRITICAL EROSION AREAS:**  
 MINIMAL LAND DISTURBANCE OR EARTHWORK OPERATIONS ARE ANTICIPATED WITH THIS RENOVATION/ADDITION PROJECT. NO CRITICAL EROSION AREA IDENTIFIED WITH THIS PROJECT. INSTALLED SILT FENCE WILL BE ADEQUATE TO PREVENT SEDIMENT TO RUN TO THE TWO NEIGHBORING ROW DWELLINGS.

**SEDIMENT CONTROL PROGRAM:**  
 THE EROSION AND SEDIMENT CONTROL PROGRAM IS PROPOSED AS ONE PHASE DUE TO THE MINIMAL LAND DISTURBANCE AND EARTHWORK OPERATIONS REQUIRED FOR THIS PROJECT. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED BEFORE OTHER CLEARING, GRADING AND CONSTRUCTION STARTS AND SHALL REMAIN IN PLACE AND IN PROPER FUNCTIONING ORDER THROUGHOUT THE DURATION OF THE PROJECT. ADDITIONAL CONTROLS SHALL BE PROVIDED AS NEEDED OR AS REQUESTED BY THE SITE INSPECTOR.

**MAINTENANCE PROGRAM:**

1. ALL MEASURES ARE TO BE INSPECTED DAILY BY THE SITE SUPERINTENDENT. ANY DAMAGED STRUCTURAL MEASURES ARE TO BE REPAIRED BY THE END OF THE DAY.
2. INSPECTIONS SHALL BE PERFORMED WITHIN 48 HOURS OF THE END OF A STORM EVENT THAT IS 0.5 INCHES OR GREATER.
3. WHERE AREAS HAVE BEEN TEMPORARILY STABILIZED OR RUNOFF IS UNLIKELY DUE TO WINTER CONDITIONS, SUCH INSPECTIONS SHALL BE CONDUCTED AT LEAST ONCE A MONTH.
4. TRAPPED SEDIMENT IS TO BE REMOVED WHEN CAPACITY HAS BEEN DECREASED BY A MAXIMUM OF 50% TO MAINTAIN EFFICIENCY AND TO BE DISPOSED OF BY SPREADING ON-SITE.
5. CONTROLS MAY BE REMOVED AFTER AREAS ABOVE THEM HAVE BEEN STABILIZED AND WITH APPROVAL OF THE SITE INSPECTOR, AND MUST BE REMOVED WITHIN 30 DAYS OF SAID STABILIZATION AND APPROVAL.

**EROSION CONTROL REMOVAL:**

ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED, UNLESS OTHERWISE AUTHORIZED BY THE LOCAL PROGRAM AUTHORITY. TRAPPED SEDIMENT AND THE DISTURBED SOIL AREAS RESULTING FROM THE DISPOSITION OF TEMPORARY MEASURES SHALL BE PERMANENTLY STABILIZED TO PREVENT FURTHER EROSION AND SEDIMENTATION.

**SOIL STOCK PILES AND BORROW AREAS:**  
 DURING CONSTRUCTION OF THE PROJECT, SOIL STOCKPILES AND BORROW AREAS SHALL BE STABILIZED OR PROTECTED WITH SEDIMENT TRAPPING MEASURES. THE CONTRACTOR IS RESPONSIBLE FOR THESE MEASURES, AS WELL AS SOIL INTENTIONALLY TRANSPORTED FROM THE PROJECT SITE. TOPSOIL THAT HAS BEEN STOCKPILED IS TO BE SURROUNDED BY SILT FENCE AND SHALL BE PROTECTED BY MULCH AND/OR TEMPORARY VEGETATION IMMEDIATELY AFTER GRADING.

**PERMANENT STABILIZATION/VEGETATIVE MEASURES:**

ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE STABILIZED WITH SOD IMMEDIATELY FOLLOWING FINAL GRADING. THE PLANTING SOIL MUST HAVE ENOUGH FINE GRADED SOIL, FAVORABLE PH, SUFFICIENT PORE SPACE, SUFFICIENT DEPTH AND FREE FROM TOXIC AMOUNTS OF HARMFUL MATERIALS OR EXCESSIVE QUANTITIES OF ROOTS/STONES.

**DUST CONTROL:**

THE CONTRACTOR SHALL UTILIZE DUST CONTROL MEASURES TO PREVENT SURFACE AND AIR MOVEMENT OF DUST FROM EXPOSED SOIL SURFACES AND REDUCE THE PRESENCE OF AIRBORNE SUBSTANCES WHICH MAY PRESENT HEALTH HAZARDS, TRAFFIC SAFETY PROBLEMS OR HARM ANIMAL OR PLANT LIFE.

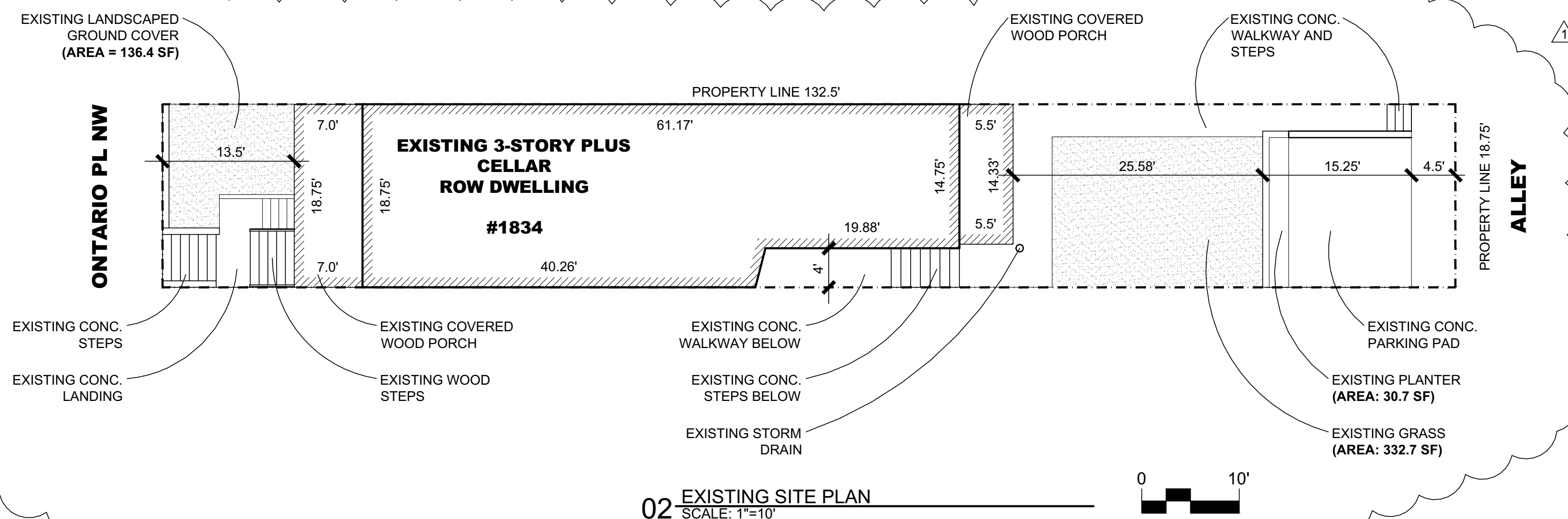
**ANTICIPATED PHASING:**

1. FLAG LIMITS OF CONSTRUCTION ACTIVITIES
2. INSTALL SAFETY FENCING AROUND STAGING AREA
3. INSTALL TREE PROTECTION FENCING
4. INSTALL CONSTRUCTION ENTRANCE
5. INSTALL PERIMETER CONTROLS
6. PERFORM EARTHWORK, FILLING AND ROUGH GRADING
7. BEGIN BUILDING FOUNDATION CONSTRUCTION
8. COMPLETE CONSTRUCTION OF ADDITION
9. FINAL GRADING AND PAVING
10. RESTORE AND STABILIZE DISTURBED AREAS
11. REMOVE ALL DEBRIS AND WASTE WITHIN LIMITS OF SITE
12. REMOVE EROSION CONTROL MEASURES

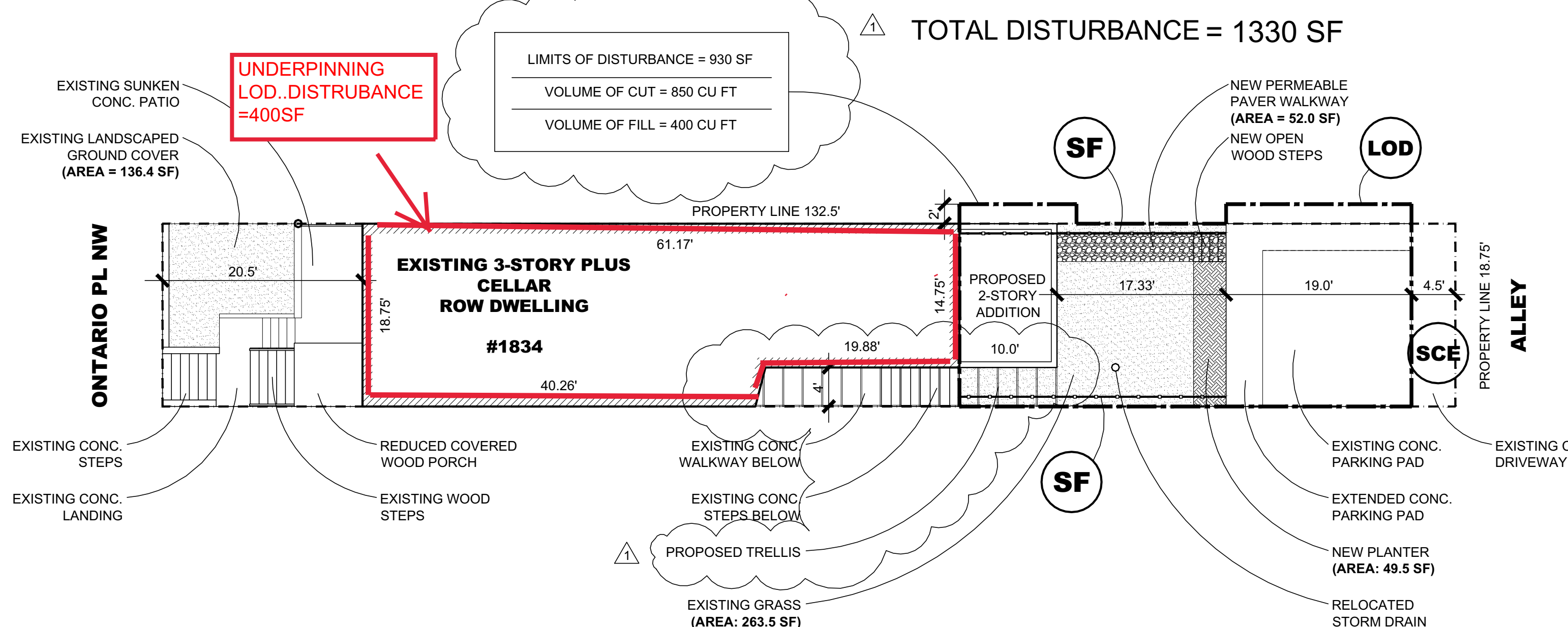
**EROSION AND SEDIMENT CONTROL MEASURES:**

1. TEMPORARY CONSTRUCTION ENTRANCE WITH WASH RACK TO MINIMIZE SEDIMENT/MUD CARRIED FROM SITE ONTO PUBLIC ROADS.
2. SILT FENCE TO FILTER RUNOFF FROM DISTURBED AREAS BEFORE IT LEAVES THE PROPERTY.
3. TREE PRESERVATION AND PROTECTION TO PROTECT TREE AREAS TO BE SAVED.
4. NO DISTURBED AREA SHALL BE LEFT DENuded FOR MORE THAN 7 DAYS. TEMPORARY SEEDING MAY BE USED.

**NOTE:**  
 APPLICANT SHALL CONTACT THE DEPARTMENT OF ENERGY AND ENVIRONMENT AT 202-635-2977 TO SCHEDULE A PRECONSTRUCTION MEETING BEFORE THE START OF ANY LAND-DISTURBING ACTIVITY.  
 DCMR 21, SECTION 542.9.5



02 EXISTING SITE PLAN  
 SCALE: 1"=10'



01 EROSION AND SEDIMENT CONTROL PLAN  
 SCALE: 1"=10'



PROJECT  
 Renovation and Addition:  
 1834 Ontario Place NW  
 Washington, DC 20009  
 Square 2583, Lot 0351

TITLE  
 EROSION AND SEDIMENT CONTROL PLAN

SCALE  
 1" = 10'

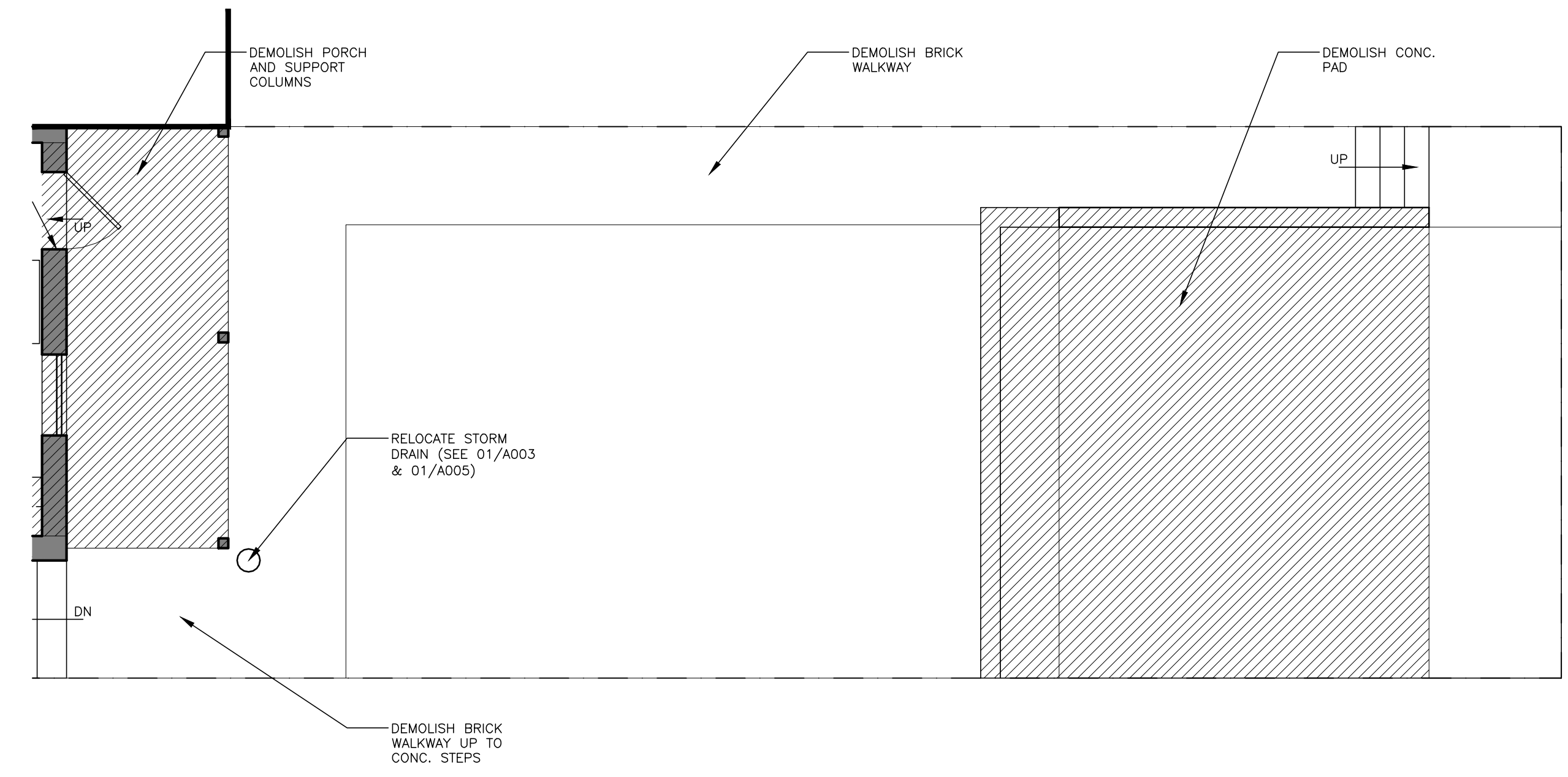
DATE  
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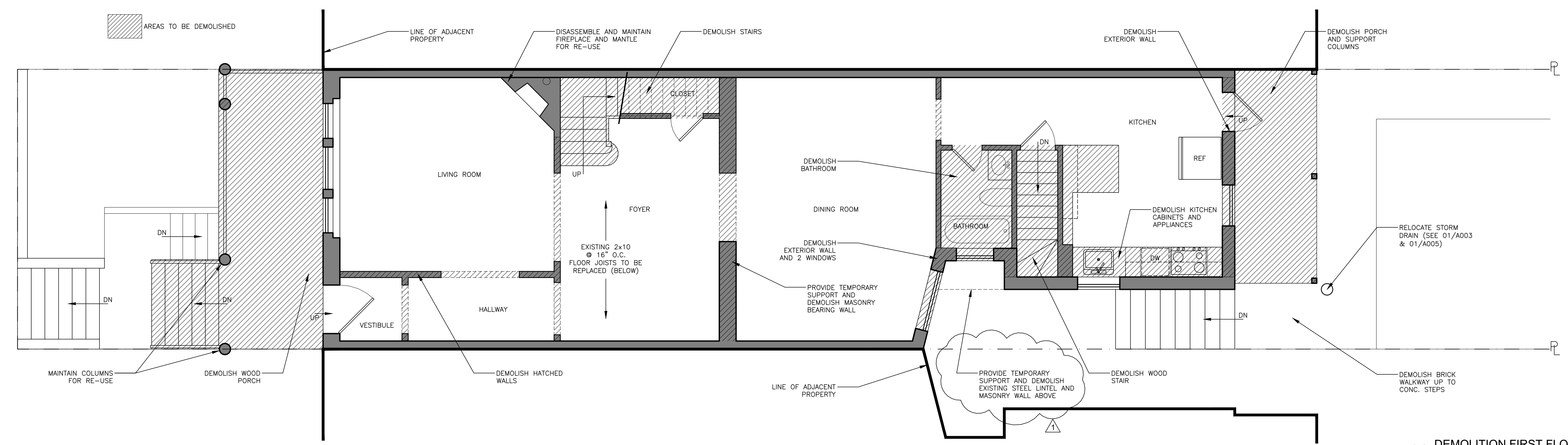
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Revisions 6/6/17

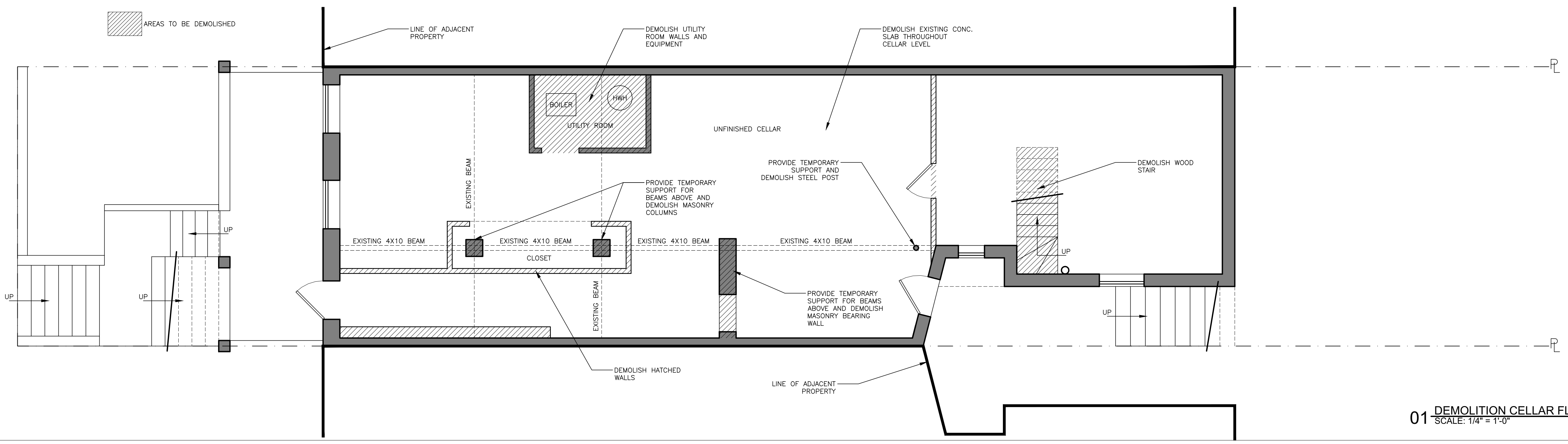
GENERAL DEMOLITION NOTES:  
1. DEMOLISH EXISTING PLUMBING THROUGHOUT, EXCEPT FOR EXISTING SOIL STACK IN BASEMENT.  
2. DEMOLISH ALL EXISTING PLASTER WALL FINISH AND LATH BACKUP.



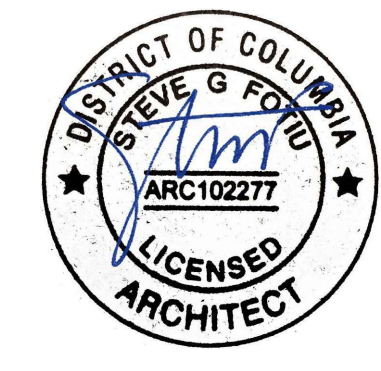
03 DEMOLITION REAR YARD  
SCALE: 1/4" = 1'-0"



02 DEMOLITION FIRST FLOOR PLAN  
SCALE: 1/4" = 1'-0"



01 DEMOLITION CELLAR FLOOR PLAN  
SCALE: 1/4" = 1'-0"



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TITLE  
DEMOLITION PLANS

SCALE  
1/4" = 1'-0"

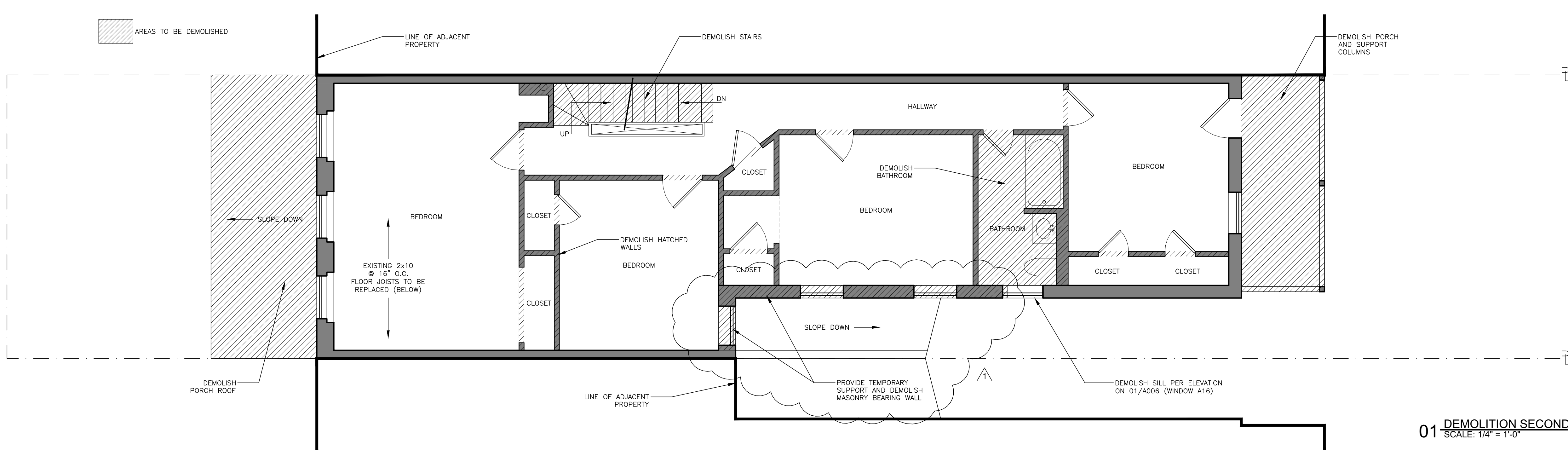
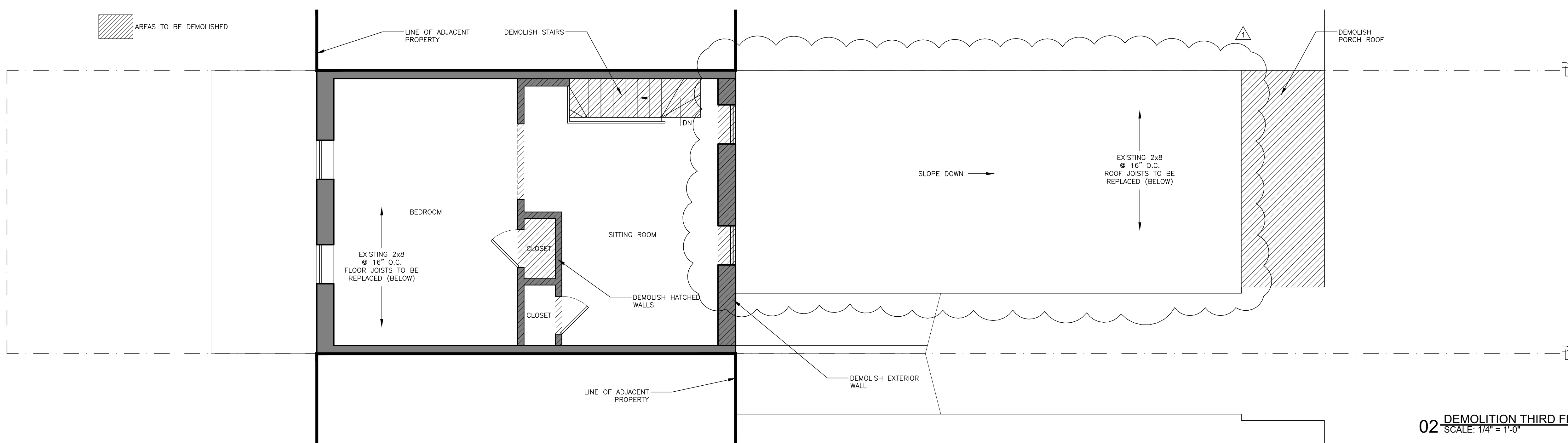
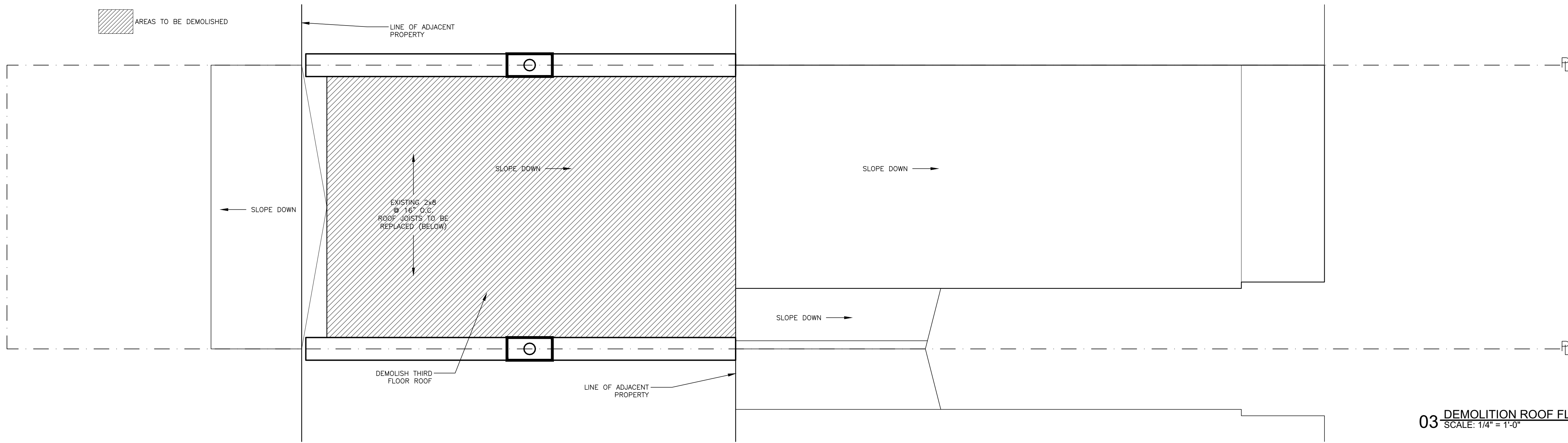
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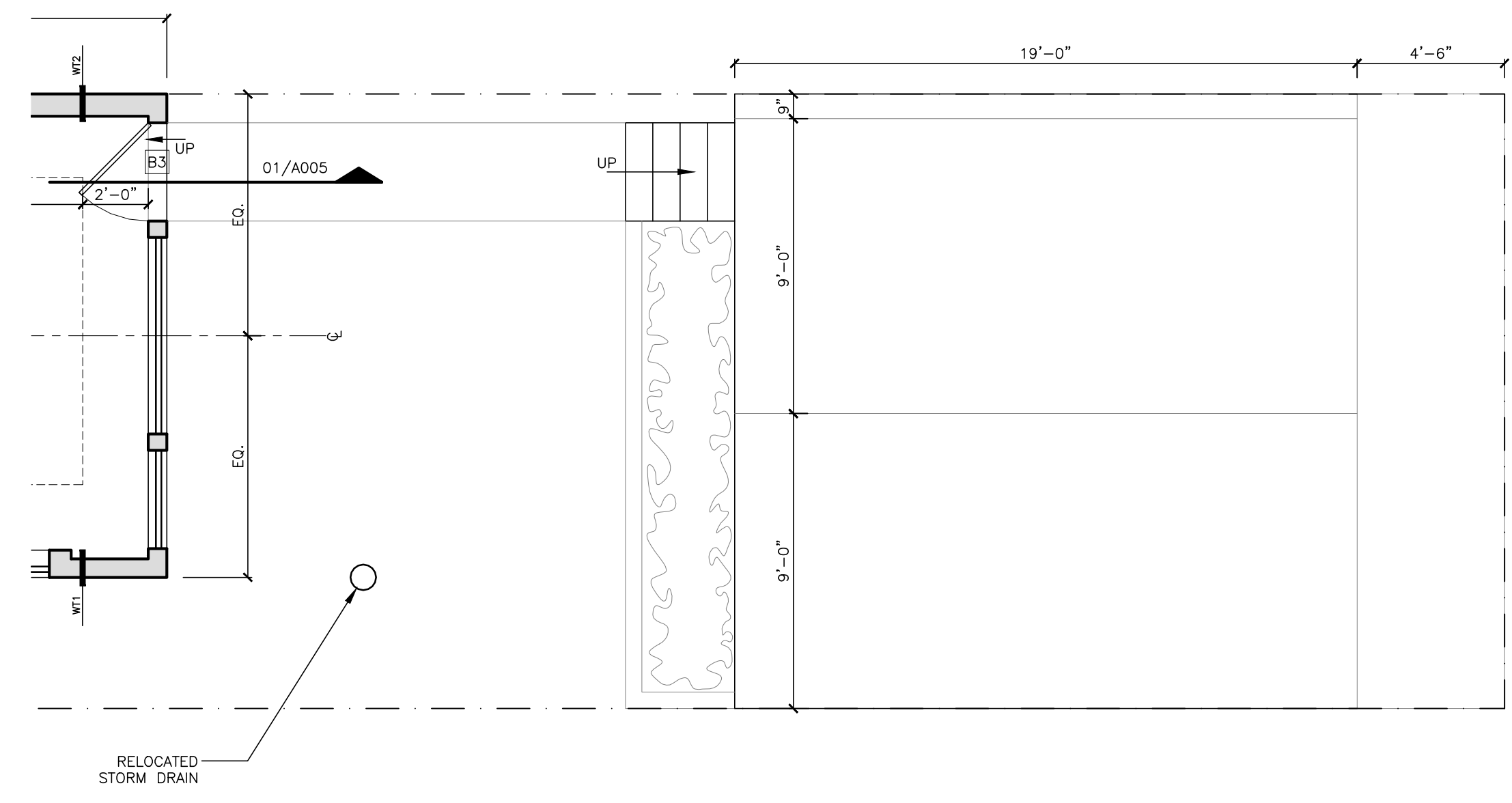


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DEMOLITION PLANS
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1/4" = 1'-0"
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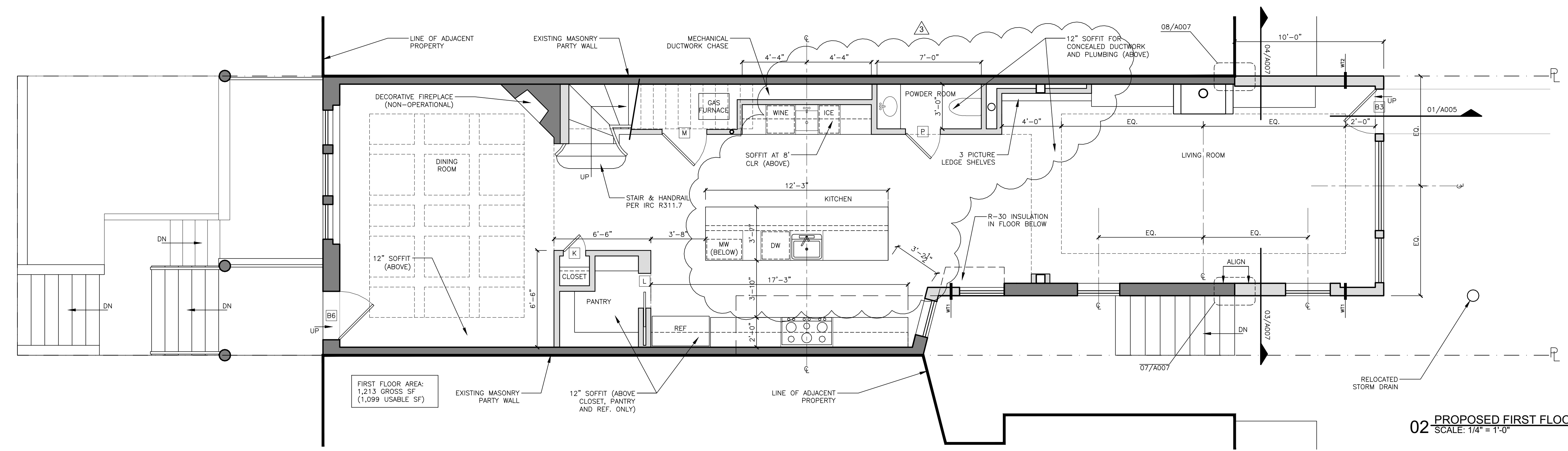
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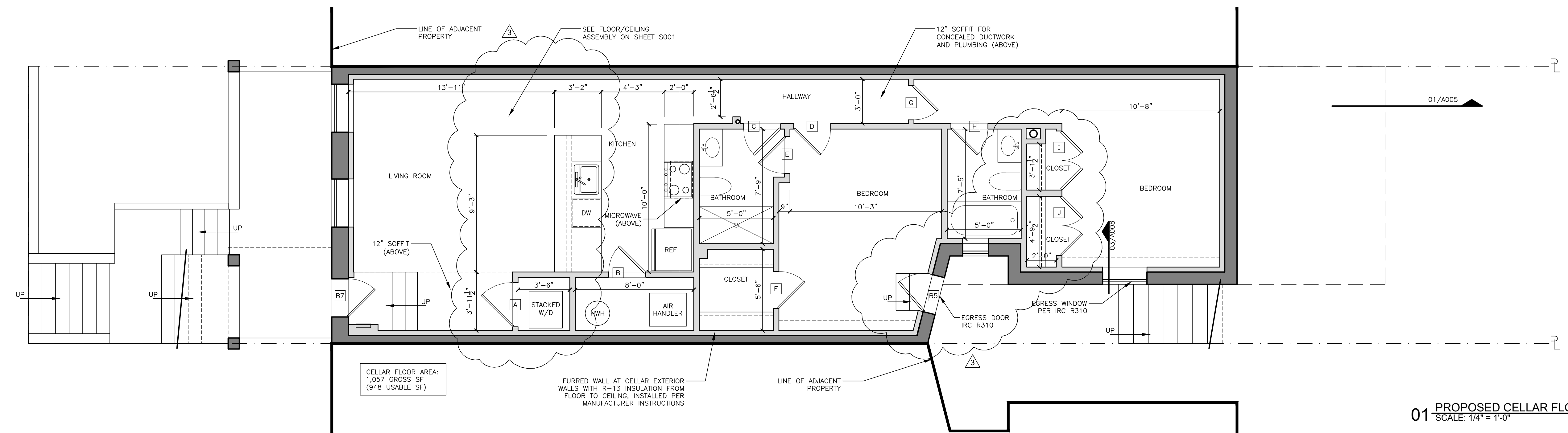
- ⚠ Revisions 6/6/17
- ⚠ Revisions 7/10/17
- ⚠ Revisions 10/01/17



03 PROPOSED REAR YARD  
SCALE: 1/4" = 1'-0"



02 PROPOSED FIRST FLOOR PLAN  
SCALE: 1/4" = 1'-0"



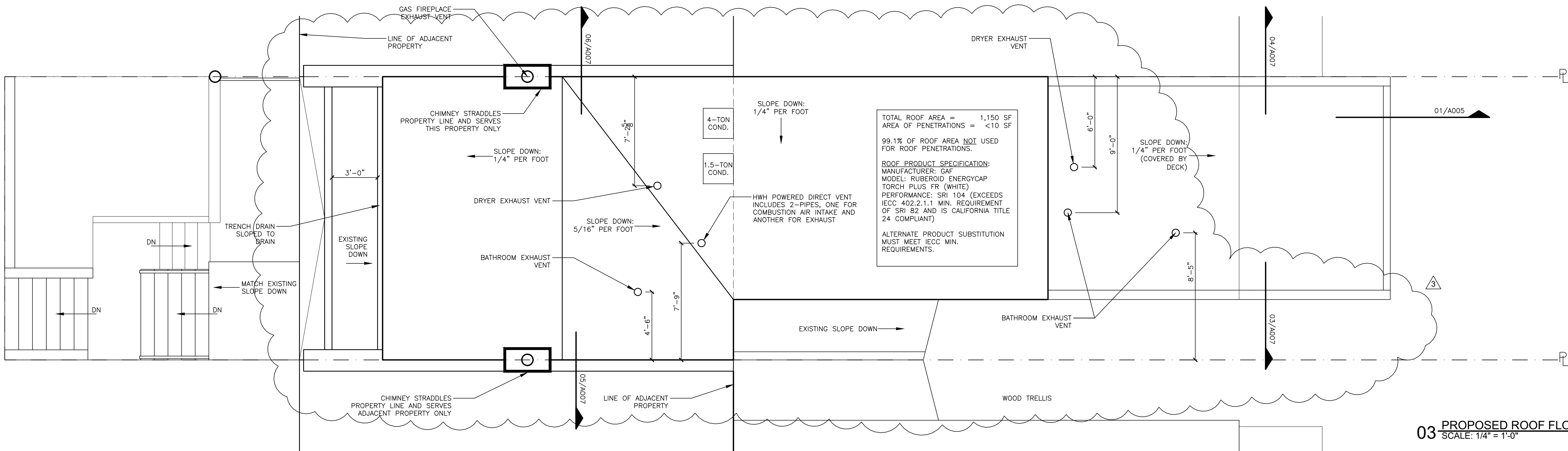
01 PROPOSED CELLAR FLOOR PLAN  
SCALE: 1/4" = 1'-0"



PROJECT
Renovation and Addition: 1834 Ontario Place NW Washington, DC 20009 Square 2583, Lot 0351
TITLE
FLOOR PLANS
SCALE
1/4" = 1'-0"
DATE
10/01/2017

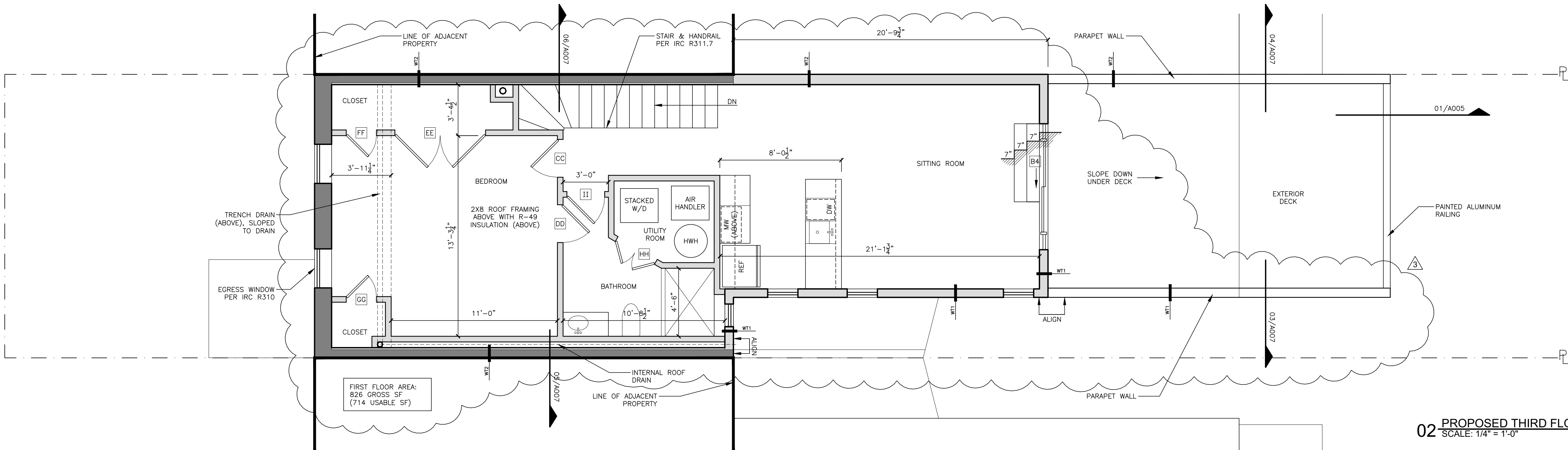
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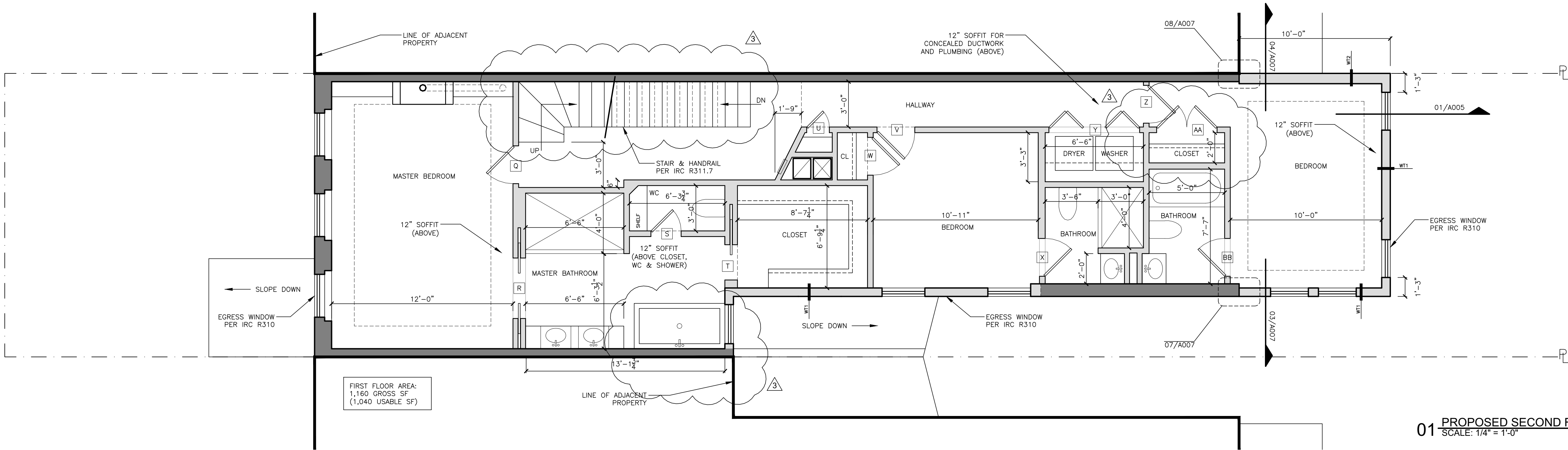


03 PROPOSED ROOF FLOOR PLAN  
 SCALE: 1/4" = 1'-0"

- ▲ Revisions 6/6/17
- ▲ Revisions 7/10/17
- ▲ Revisions 10/01/17

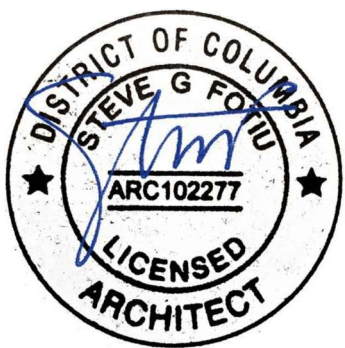


02 PROPOSED THIRD FLOOR PLAN  
 SCALE: 1/4" = 1'-0"



01 PROPOSED SECOND FLOOR PLAN  
 SCALE: 1/4" = 1'-0"

NEW WALLS  
 EXISTING WALLS  
 NOTE: DIMENSIONS PROVIDED TO FINISHED SURFACES



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TITLE  
 FLOOR PLANS

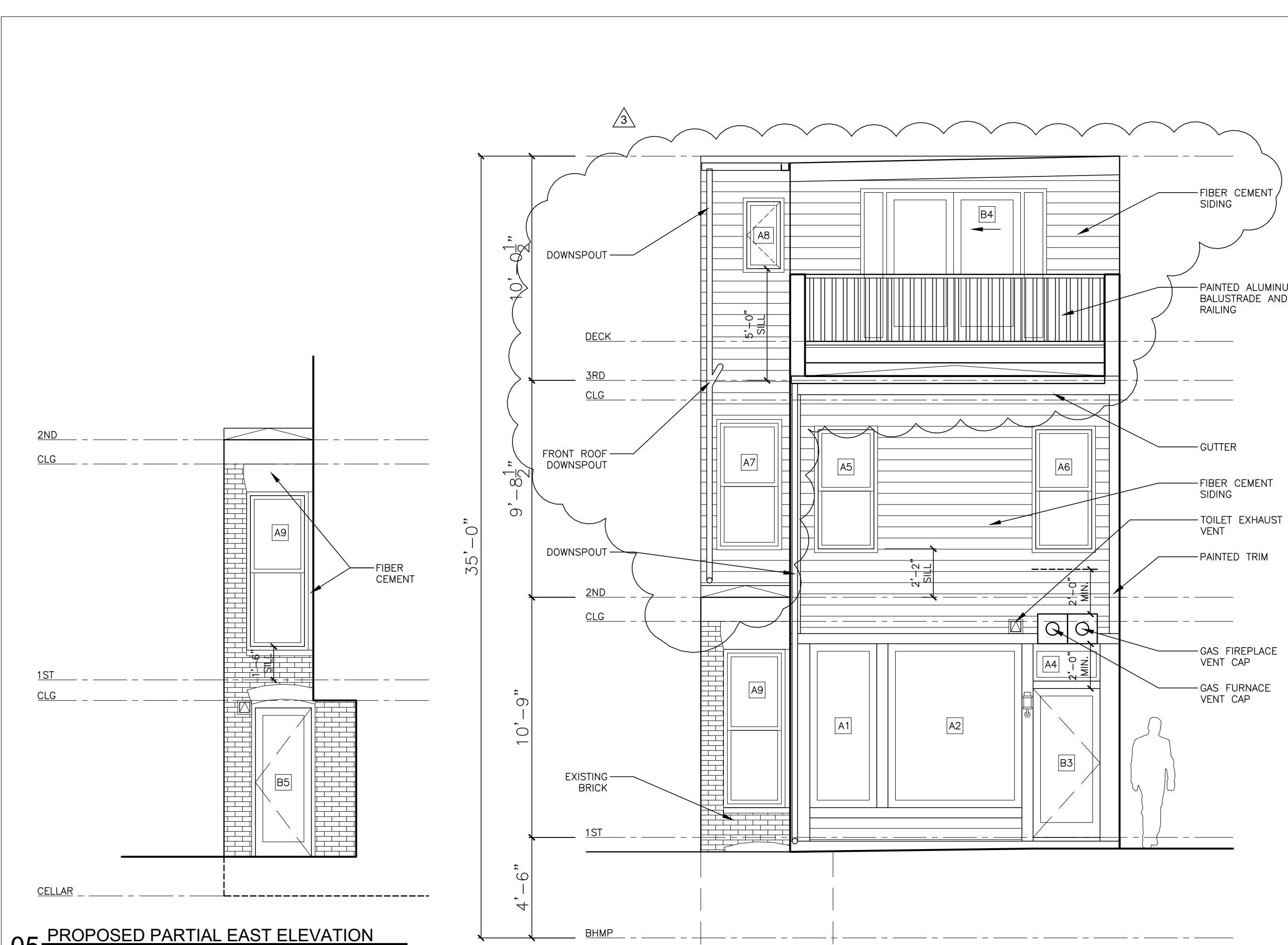
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DATE  
 10/01/2017

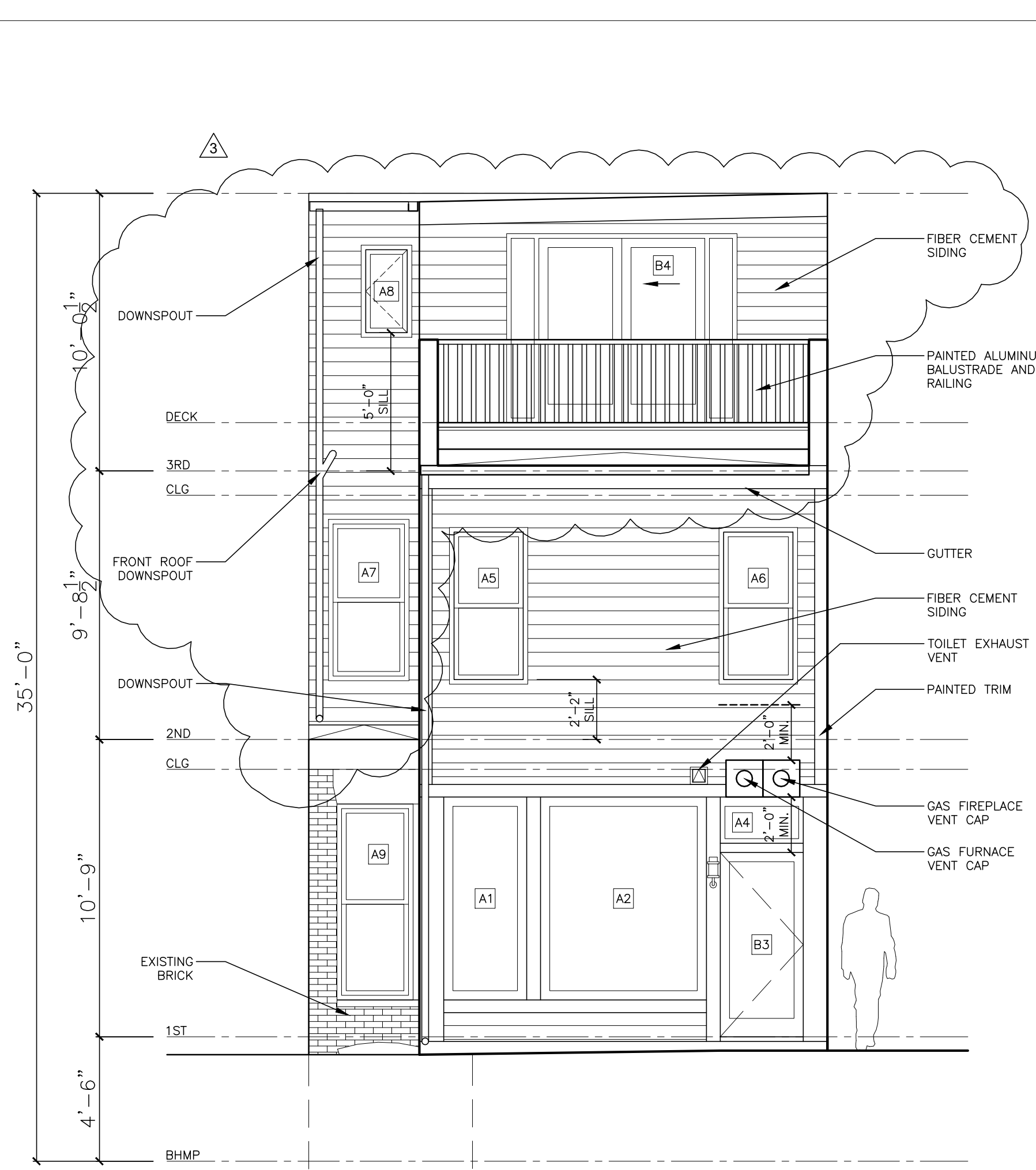
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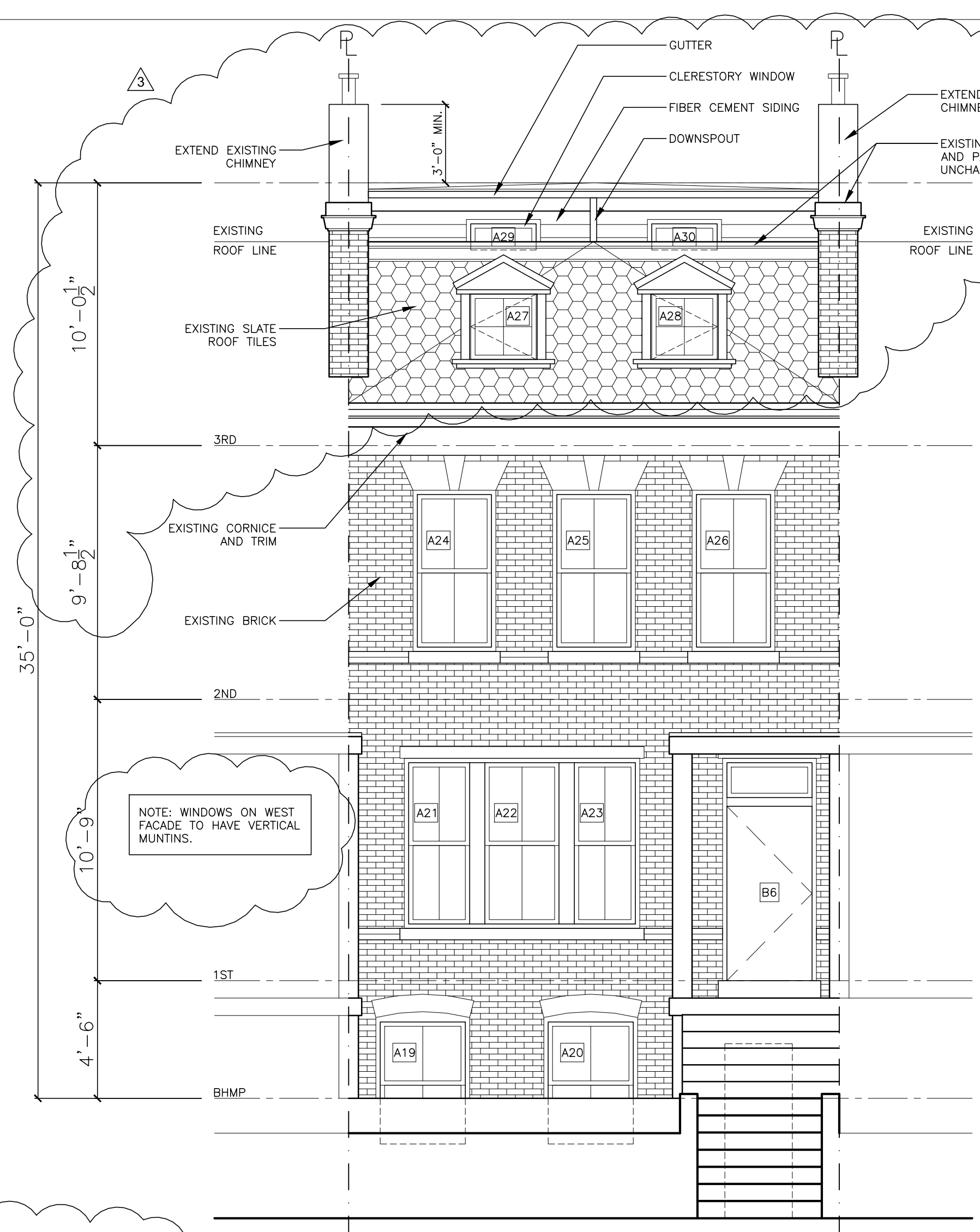
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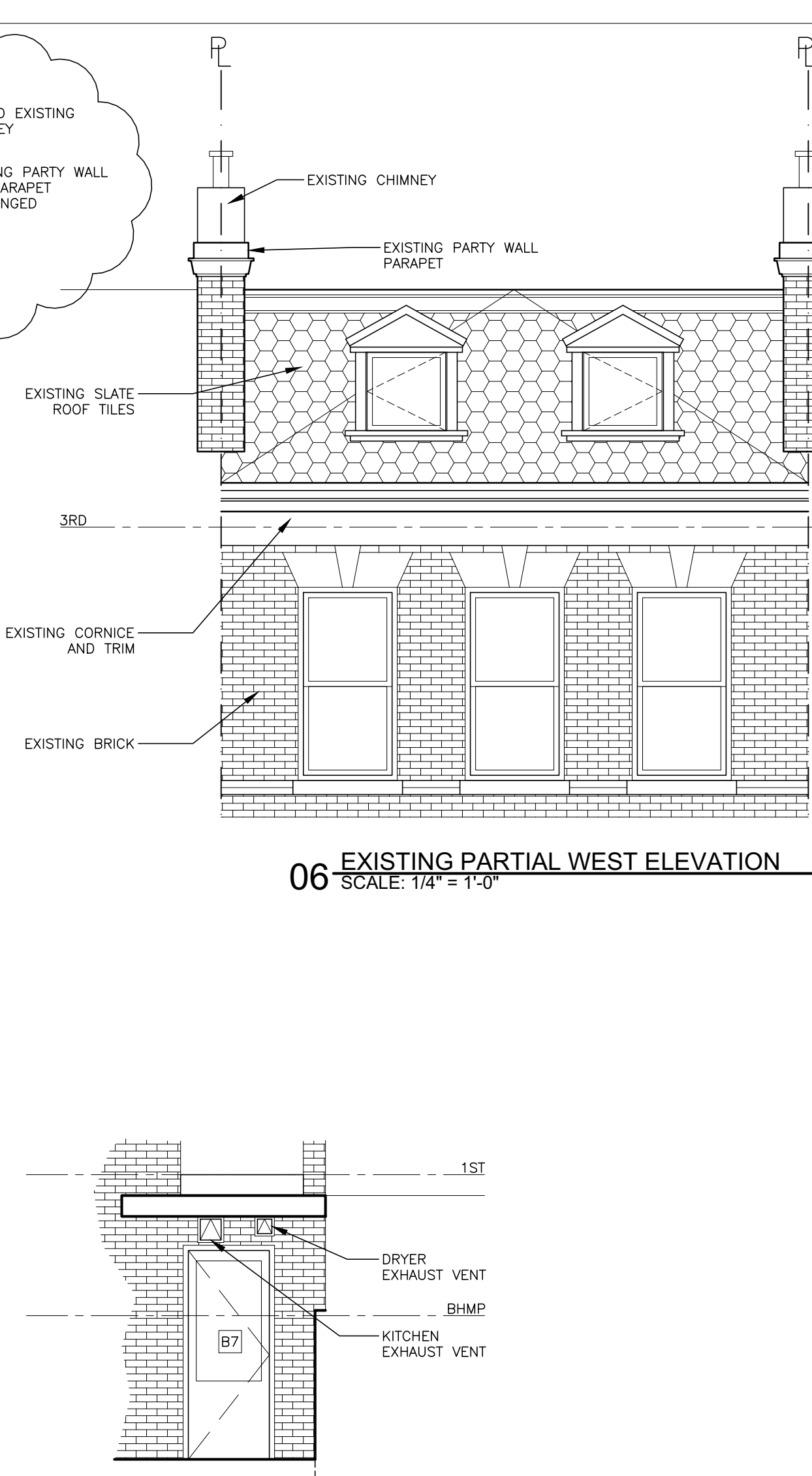
05 PROPOSED PARTIAL EAST ELEVATION  
SCALE: 1/4" = 1'-0"



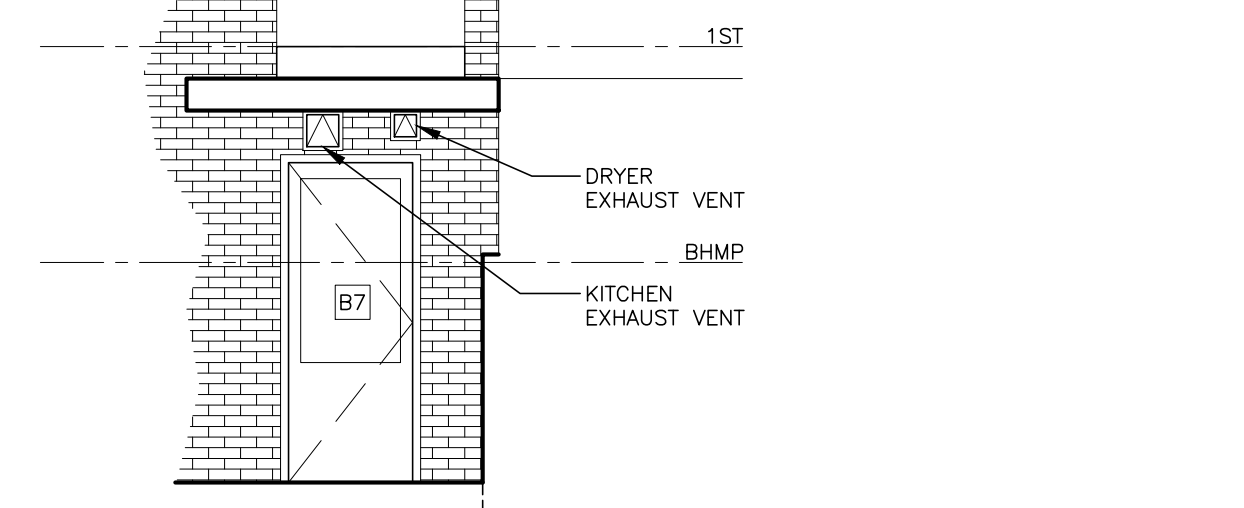
04 PROPOSED EAST ELEVATION  
SCALE: 1/4" = 1'-0"



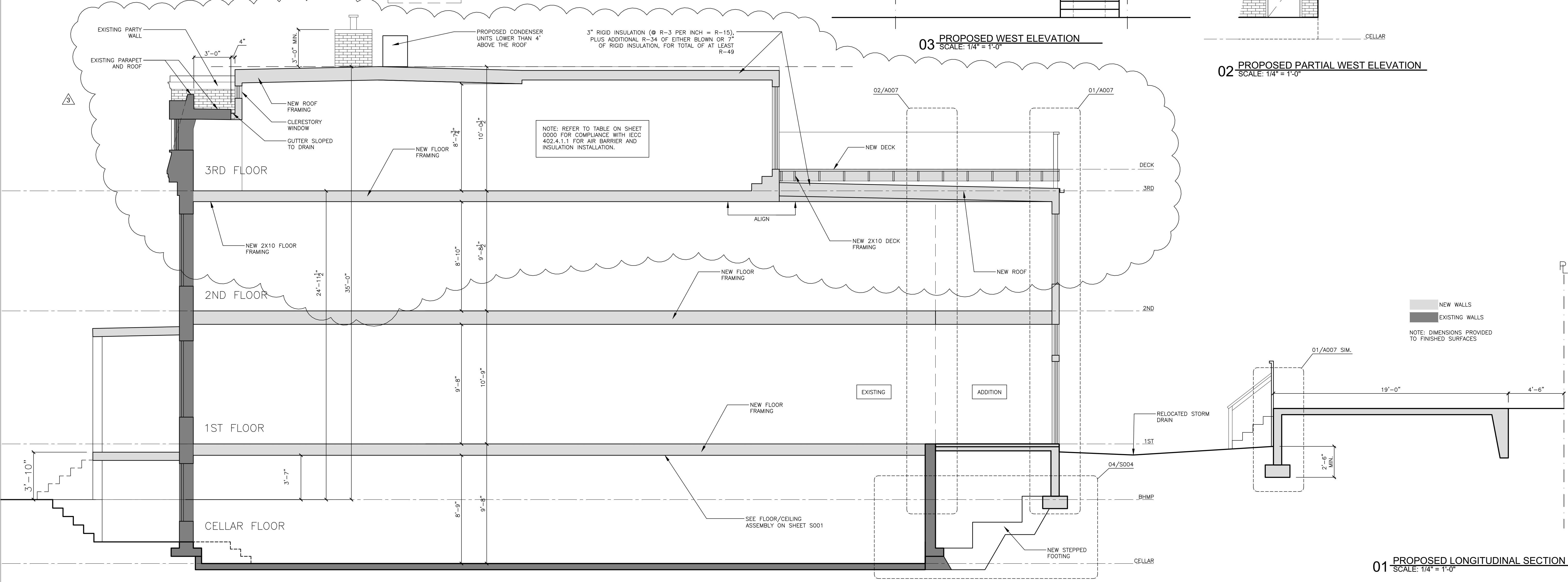
03 PROPOSED WEST ELEVATION  
SCALE: 1/4" = 1'-0"



06 EXISTING PARTIAL WEST ELEVATION  
SCALE: 1/4" = 1'-0"



02 PROPOSED PARTIAL WEST ELEVATION  
SCALE: 1/4" = 1'-0"



01 PROPOSED LONGITUDINAL SECTION  
SCALE: 1/4" = 1'-0"

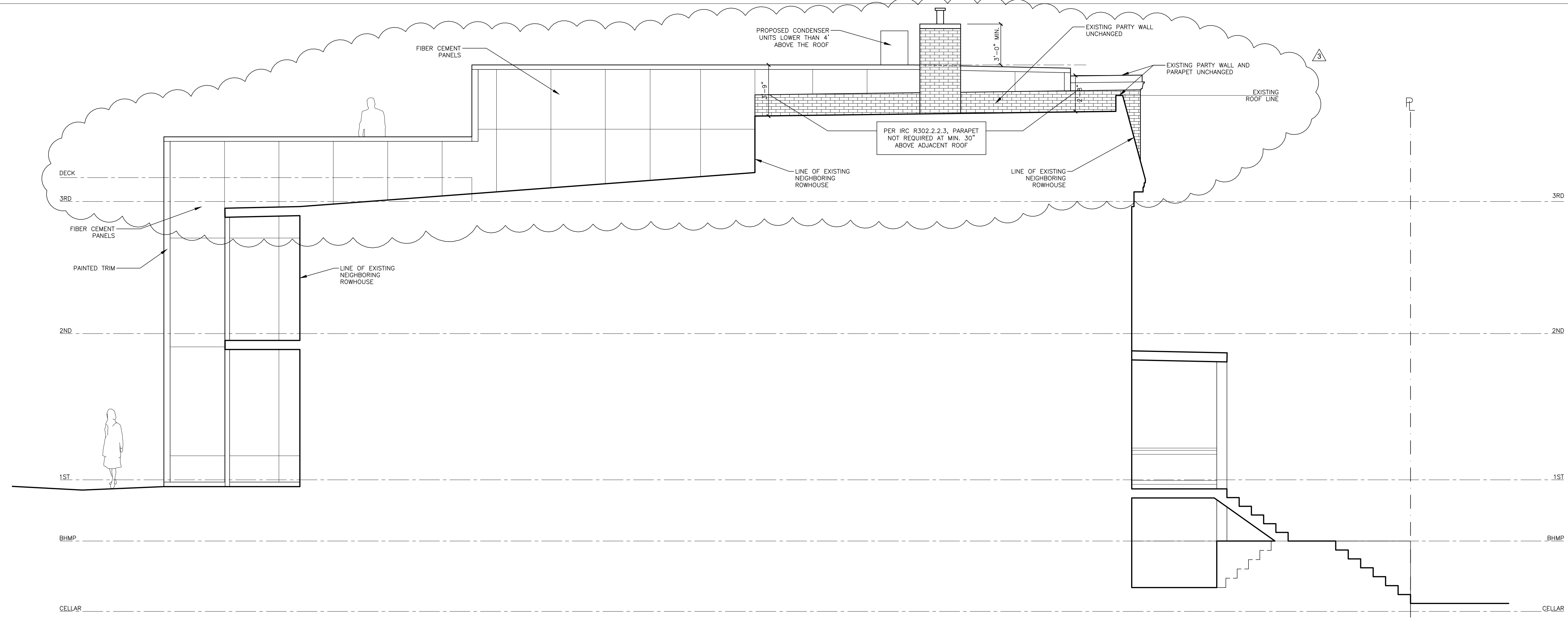


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TITLE
SECTION AND ELEVATIONS
SCALE
1/4" = 1'-0"
DATE
10/01/2017

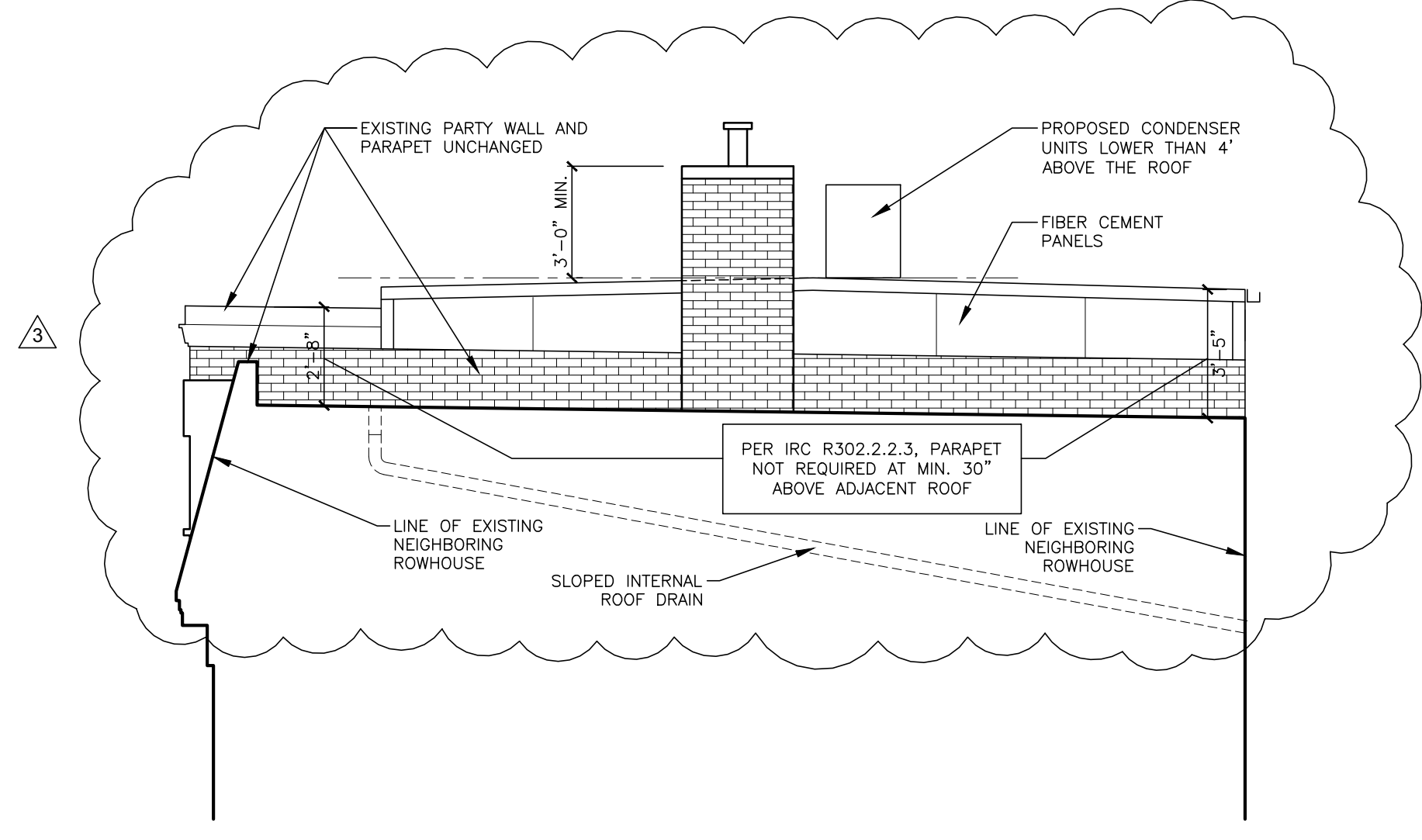
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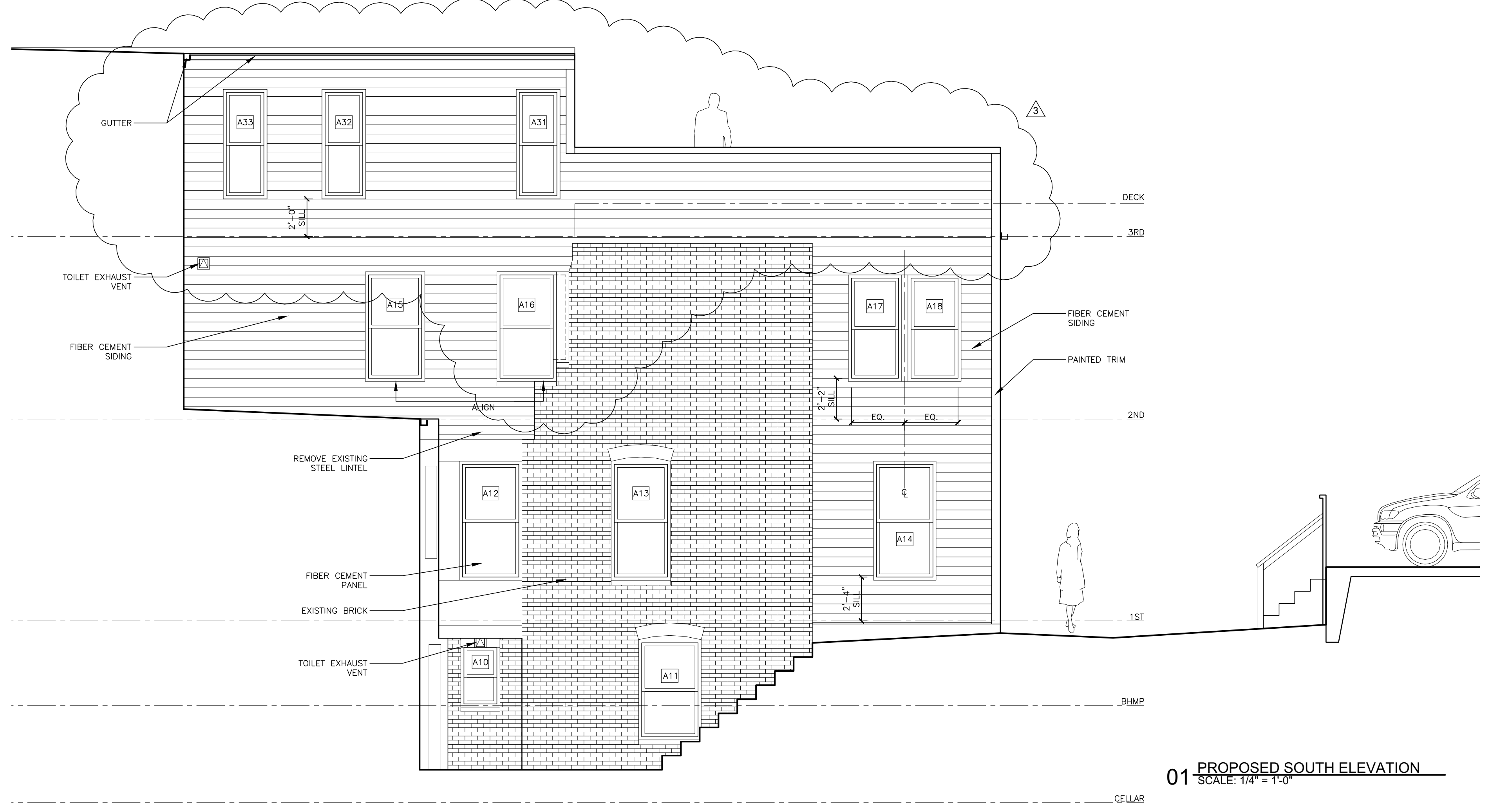
- △ Revisions 6/6/17
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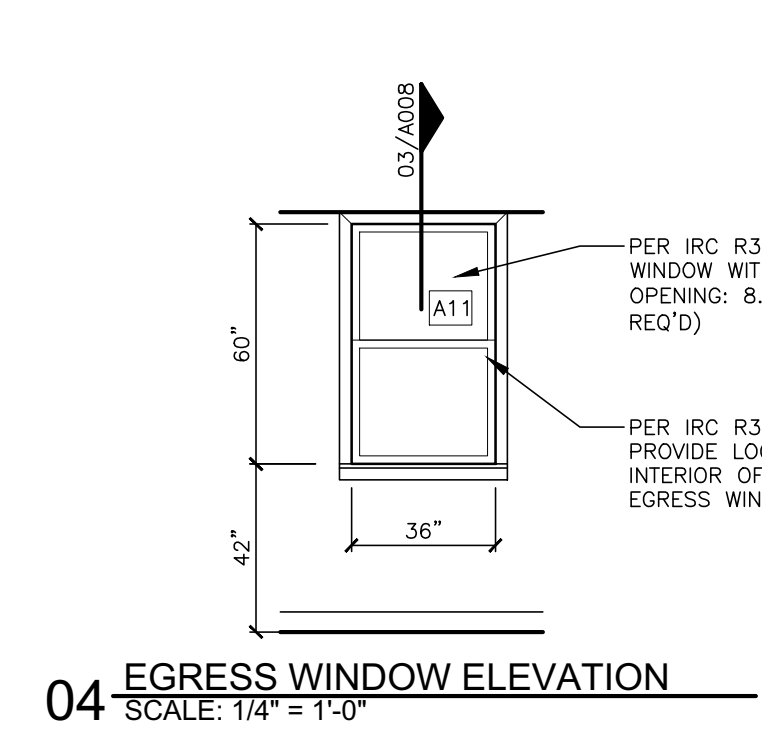
02 PROPOSED NORTH ELEVATION  
SCALE: 1/4" = 1'-0"



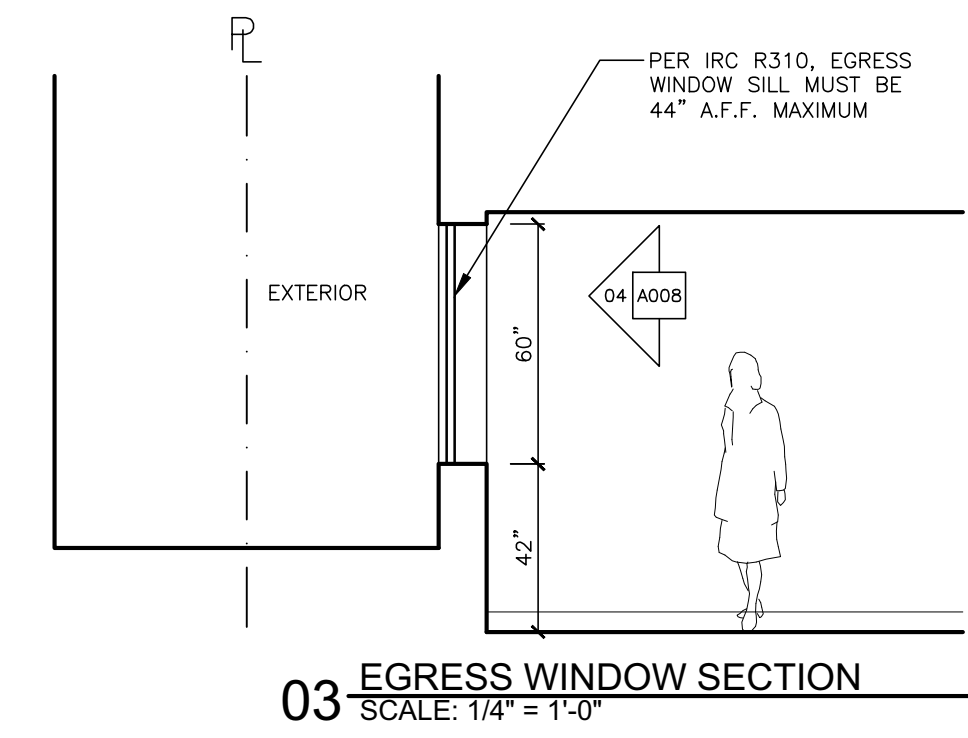
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SCALE: 1/4" = 1'-0"



01 PROPOSED SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"



04 EGRESS WINDOW ELEVATION  
SCALE: 1/4" = 1'-0"



03 EGRESS WINDOW SECTION  
SCALE: 1/4" = 1'-0"



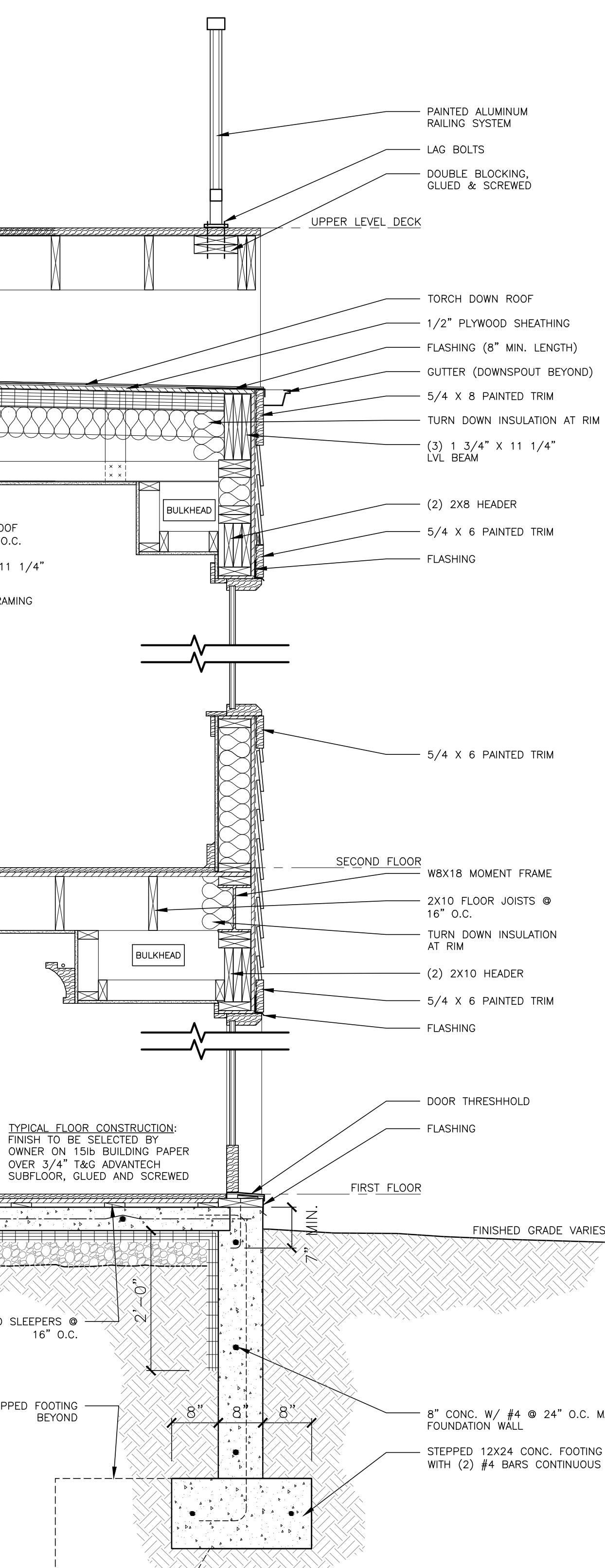
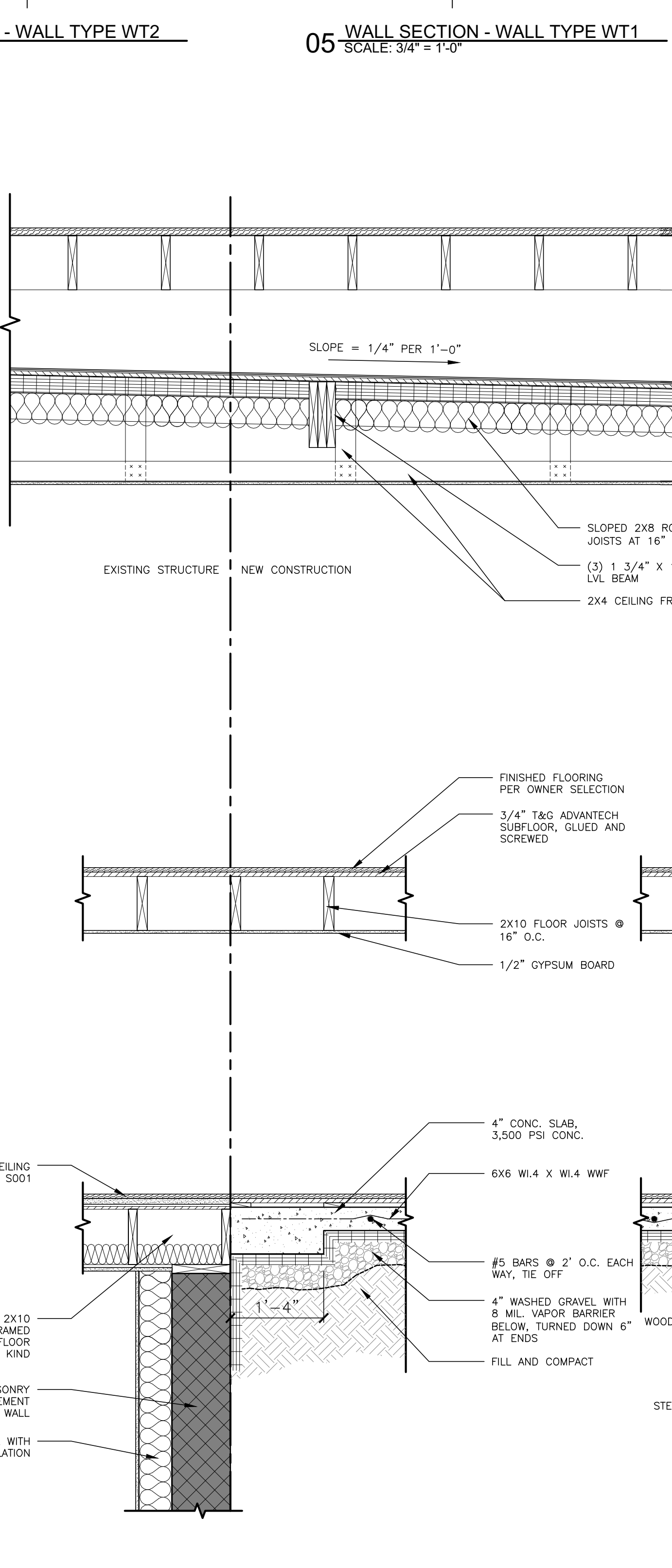
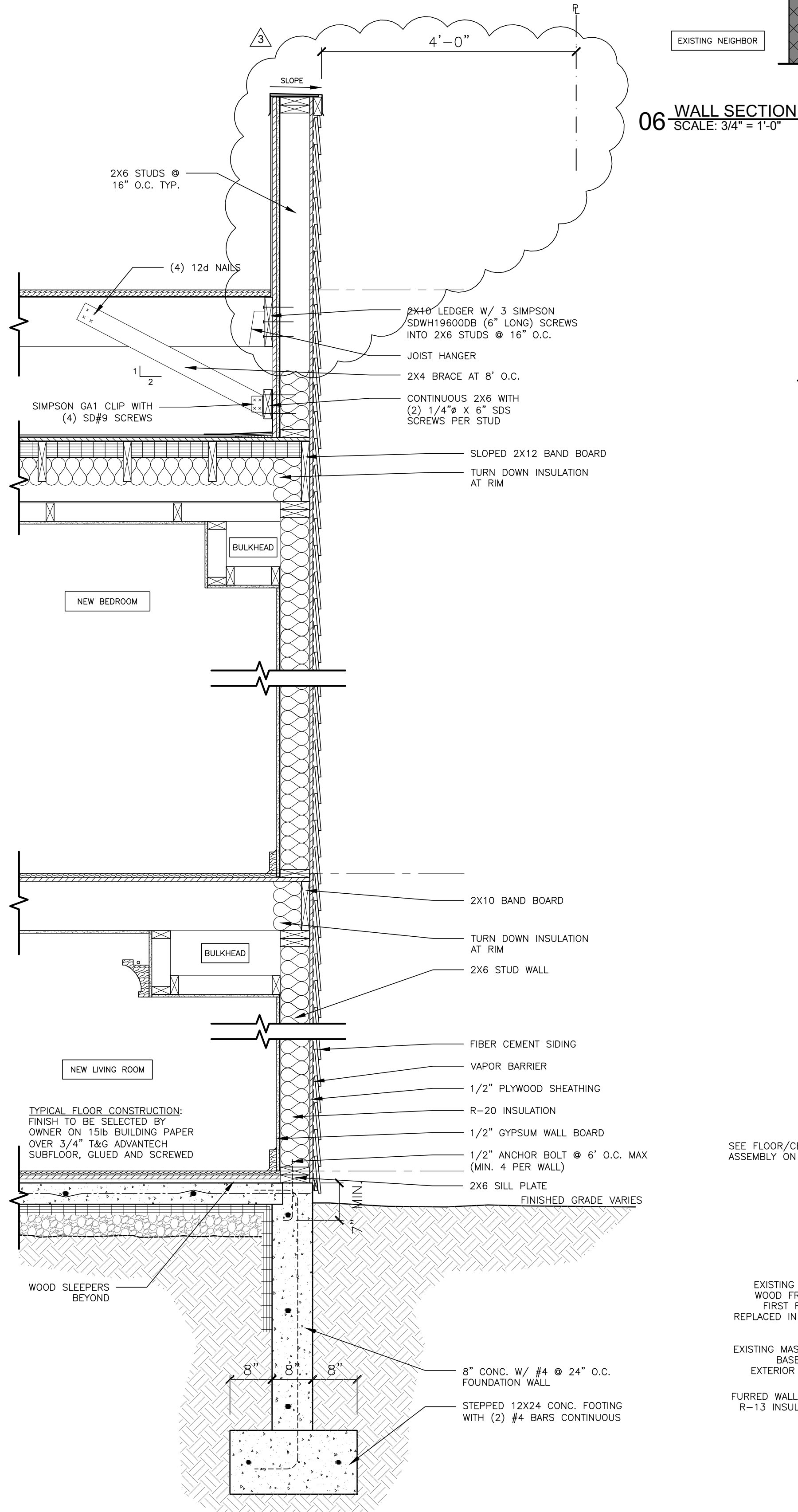
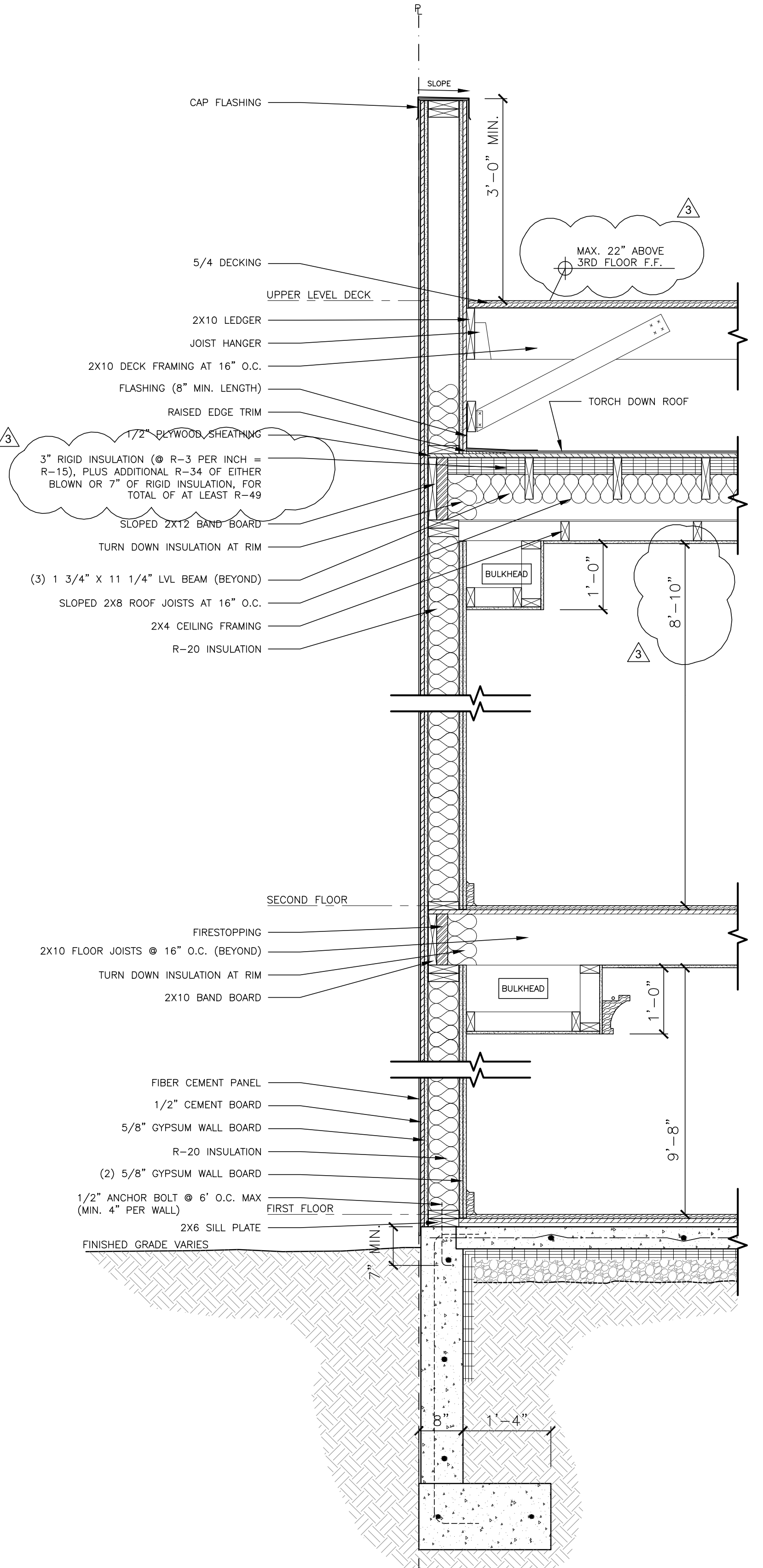
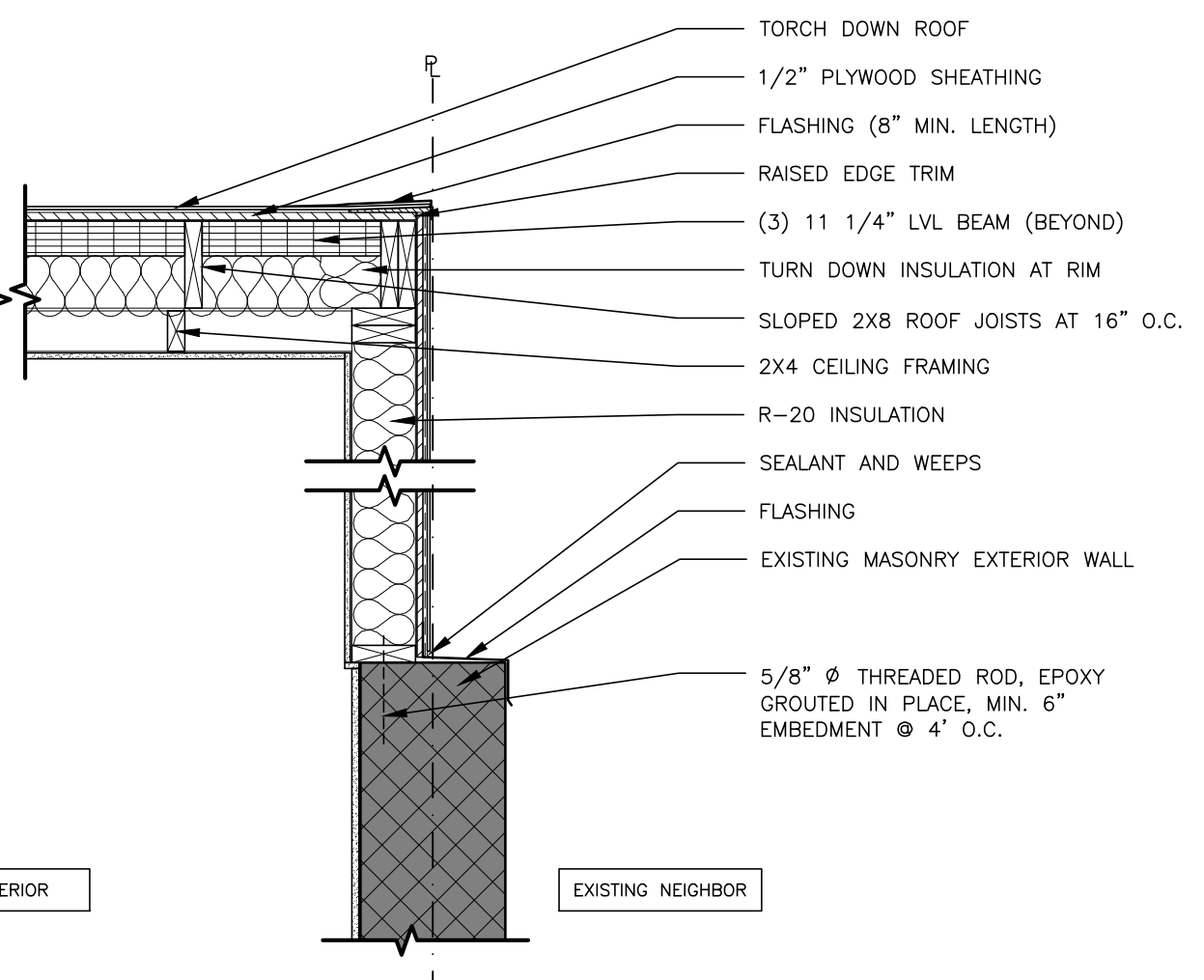
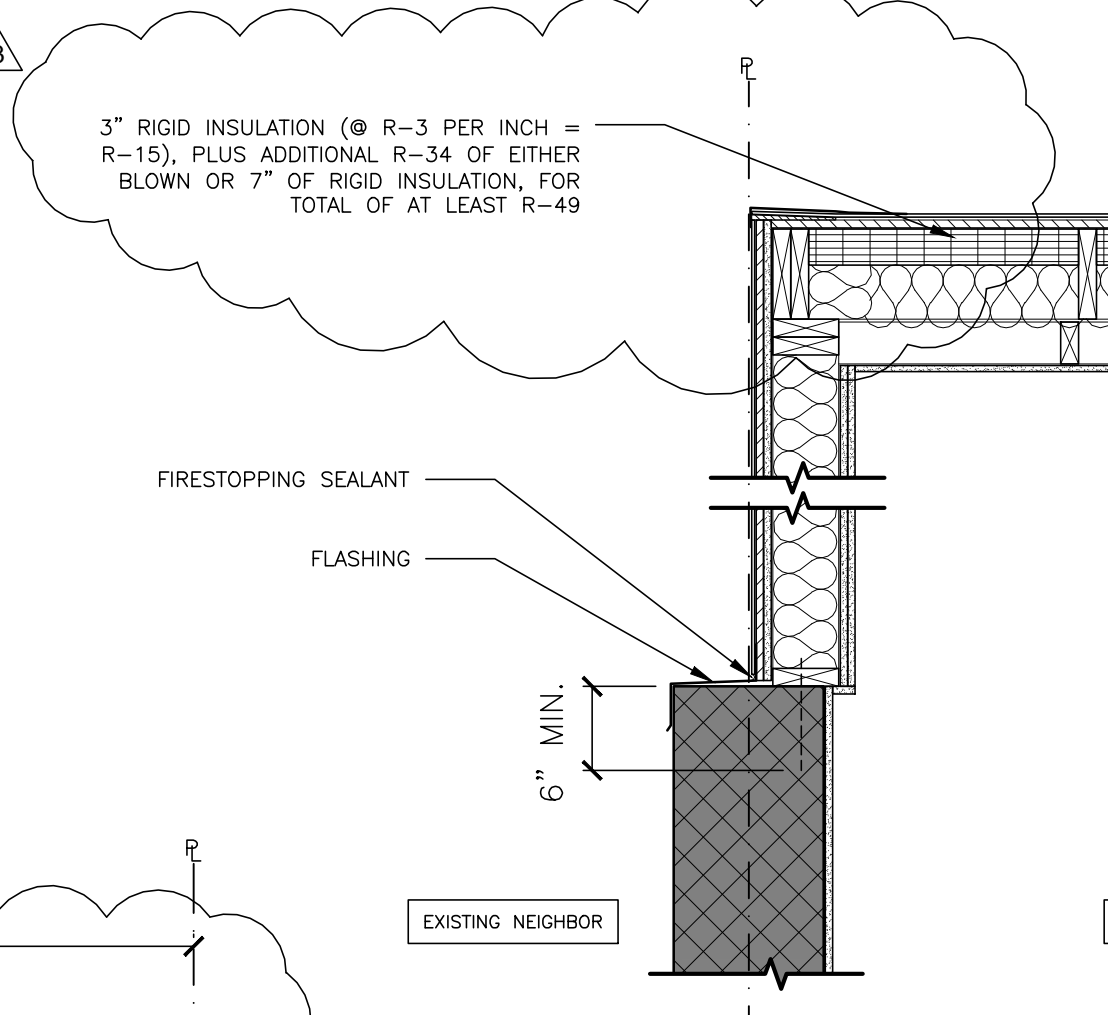
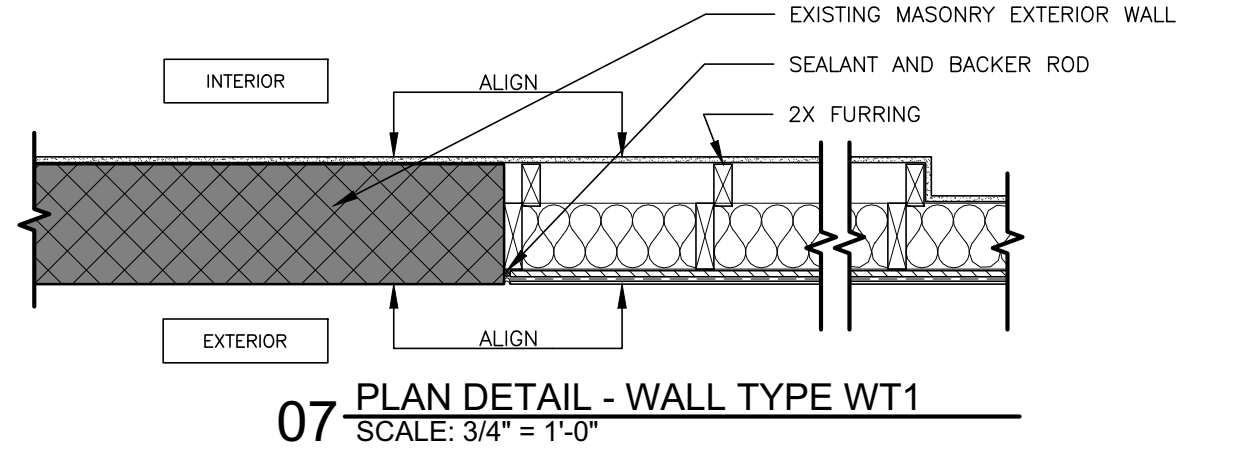
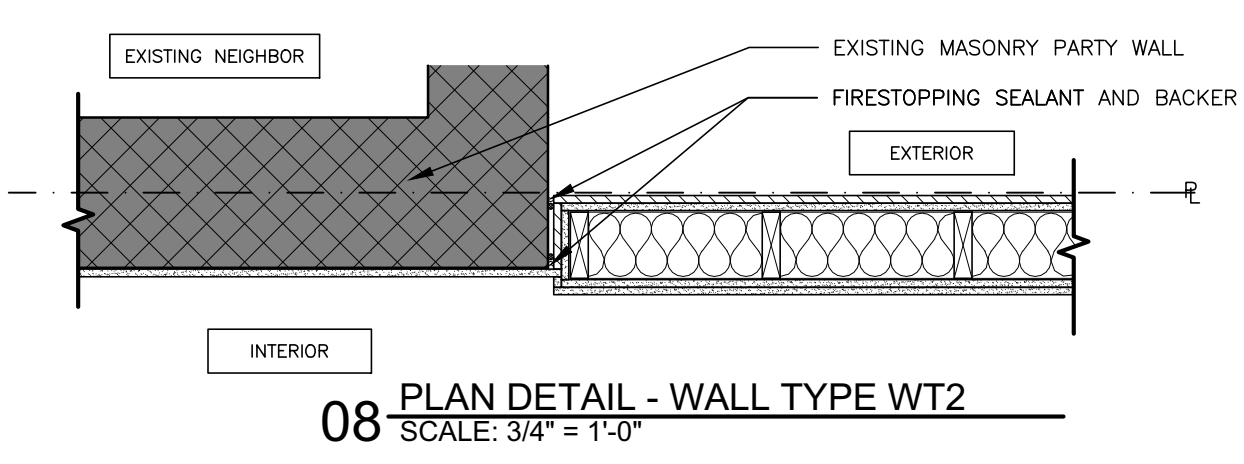
PROJECT
Renovation and Addition: 1834 Ontario Place NW Washington, DC 20009 Square 2583, Lot 0351
TITLE
ELEVATIONS
SCALE
1/4" = 1'-0"
DATE
10/01/2017



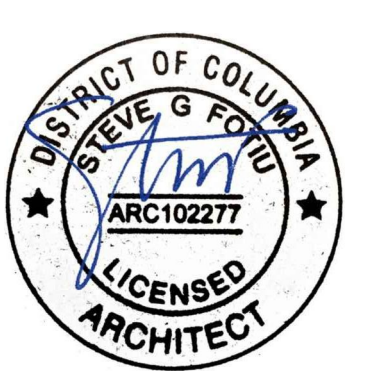
These plans are conditionally approved as submitted or noted during plan review and are subject to field inspection. Approved plans must be kept on site and are needed for all inspections. No changes or modifications to these plans. Changes require a revision permit with the revised plans. Trade Permits are required for trade work. e.g. Electrical or Plumbing

Mechanical Review - Wayne Ferguson - 10-20-2017  
Plumbing Review - Wayne Ferguson - 10-20-2017  
Electrical Review - Alina Mahmood - 10-20-2017  
DOEE SE-SW Review - Charles Edwards - 10-20-2017  
DC Water Review - Valid Bilardi - 10-20-2017  
Structural Review - Wayne Ferguson - 10-20-2017  
Energy Review - Robert Campbell - 10-20-2017

- GENERAL NOTES:**
- CONSTRUCTION AND INSTALLATION OF ALL AIR AND THERMAL BARRIER COMPONENTS TO COMPLY WITH 2012 IECC TABLE 402.4.1.1.
  - AIR AND THERMAL BARRIERS INSTALLED PER MANUFACTURER SPECIFICATIONS AND INSTRUCTIONS.
  - ALL INSTALLED INSULATION TO DISPLAY R-VALUE, OR CONTRACTOR TO PROVIDE INSTALLED VALUES UPON INSPECTOR'S REQUEST.
  - CEILING INSULATION INSTALLED PER MANUFACTURER SPECIFICATIONS AND INSTRUCTIONS. BLOWN INSULATION TO BE MARKED EVERY 300 SF.



- Revisions 6/6/17
- Revisions 7/10/17
- Revisions 10/01/17



PROJECT
Renovation and Addition: 1834 Ontario Place NW Washington, DC 20009 Square 2583, Lot 0351
TITLE
DETAILS
SCALE
3/4" = 1'-0"
DATE
10/01/2017