GENERAL NOTES

DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE REMAIN THE PROPERTY OF ARCHITECT AND ARE PROTECTED UNDER COMMON LAW COPYRIGHT PROVISIONS. THEY ARE NOT TO BE REUSED EXCEPT BY WRITTEN AGREEMENT AND WITH THE AGREED COMPENSATION TO THE ARCHITECT. IF REUSED WITHOUT PERMISSION, THE ARCHITECT SHALL BE INDEMNIFIED AND HELD HARMLESS FROM ALL LIABILITY, LEGAL EXPOSURE, CLAIMS, DAMAGES, LOSSES & EXPENSES.
DRAWINGS SHALL NOT BE USED FOR ISSUANCE OF A BUILDING PERMIT UNLESS SIGNED & SEALED BY THE ARCHITECT. DRAWINGS SHALL NOT BE USED FOR MULTIPLE OR PROTOTYPE DEVELOPMENT WITHOUT WRITTEN AUTHORIZATION FROM THE ARCHITECT.
THE ARCHITECT'S ADMINISTRATION OF THE CONSTRUCTION WORK. BY MUTUAL CONSENT IS NOT PART OF THIS AGREEMENT. THE OWNER AND/ OR GENERAL CONTRACTOR SHALL APPOINT A PERSON TO BE IN CHARGE OF THE WORK. THE ARCHITECT SHALL NOT BE RESPONSIBLE WHERE CONSTRUCTION DEVIATES FROM THESE DRAWINGS OR FROM WRITTEN RECOMMENDATIONS.
CHANGES TO THE PLAN BY THE OWNER AND/ OR CONTRACTOR SHALL BE THE RESPONSIBILITY OF THE PERSONS MAKING SUCH CHANGES. THE OWNER AND/ OR CONTRACTOR SHALL HOLD THE ARCHITECT HARMLESS FROM & AGAINST ALL CLAIMS, DAMAGES, LOSSES & EXPENSES INCLUDING, BUT NOT LIMITED TO, ATTORNEY'S FEES ARISING OUT OF OR RESULTING FROM THE PERFORMANCE OF THE WORK BY THE CONTRACTOR. THE ARCHITECT SHALL NOT HAVE CONTROL OR CHANGE OF & SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES, FOR SAFETY PRECAUTIONS & PROGRAMS IN CONNECTION WITH THE WORK, FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTOR, FOR ANY OTHER PERSONS PERFORMING ANY OF THE WORK, OR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
PROJECT COMPLETION: UPON COMPLETION OF THE PROJECT, THE CONTRACTOR MUST SUBMIT A FINAL APPROVED INSPECTION APPROVED BY THE BUILDING DEPARTMENT TO THE OWNER.
ALL WORK, MATERIALS AND EQUIPMENT SHALL MEET THE LATEST REQUIREMENTS OF ALL APPLICABLE STATE & LOCAL BUILDING CODES, REGULATIONS, THE REQUIREMENTS OF THE AUTHORITIES HAVING JURISDICTION & THE SPECIFICATIONS OF THE NATIONAL BOARD OF UNDERWRITERS. EXCEPT WHERE SPECIFIED, REQUIREMENTS ARE MORE STRINGENT.
INSTALL ALL PRODUCTS IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTION, RECOMMENDATIONS & THE STANDARD OF RECOGNIZED AGENCIES & ASSOCIATIONS. PROVIDE ALL ANCHORS, FASTENERS, & ACCESSORIES REQUIRED FOR A COMPLETE INSTALLATION. ALLOW FOR THERMAL EXPANSION/ CONTRACTION & BUILDING MOVEMENT. SEPARATE INCOMPATIBLE MATERIALS WITH SUITABLE MATERIALS OR SPACING. PREVENT CATHODIC CORROSION. PROTECT ALUMINUM SURFACES FROM CONTACT WITH MASONRY OR OTHER METALS. PROVIDE CONTROL JOINTS AT MATERIALS & ISOLATION JOINTS BETWEEN MATERIALS/ STRUCTURE AS INDICATED & AS REQUIRED BY MANUFACTURER OR RECOGNIZED INDUSTRY STANDARDS. INSTALL PRODUCTS UNDER APPROPRIATE ENVIRONMENTAL CONDITIONS (AIR TEMPERATURE, SURFACE TEMPERATURE, RELATIVE HUMIDITY, ETC.) TO INSURE QUALITY AND DURABILITY. MAINTAIN PROPER PROTECTION DURING DRYING/CURING.
THE CONTRACTOR SHALL, WITHOUT DELAY & PRIOR TO FABRICATION OR INSTALLATION, BRING TO THE ATTENTION OF THE ARCHITECT ANY DISCREPANCIES BETWEEN THE MANUFACTURER'S SPECIFICATIONS OR RECOMMENDATIONS, APPLICABLE CODE PROVISIONS, AND THE CONTRACT DOCUMENTS. UNAUTHORIZED CHANGES TO PLANS BY THE OWNER AND/ OR CONTRACTOR SHALL BE THE RESPONSIBILITY OF THE PERSONS MAKING SUCH CHANGES.
PRODUCT OPTIONS: IT IS THE CONTRACTOR'S RESPONSIBILITY TO SELECT PRODUCTS WHICH COMPLY WITH THE CONTRACT DOCUMENTS & WHICH ARE COMPATIBLE WITH ONE ANOTHER, WITH EXISTING WORK, & THE PRODUCTS SELECTED BY OTHER CONTRACTORS. PROVIDE MANUFACTURER'S INFORMATION, SAMPLES, ETC. WHEN REQUESTED.
SUBSTITUTIONS: SUBMISSION OF A SUBSTITUTION REQUEST BY THE CONTRACTOR, WHERE PERMITTED ON THE CONTRACT DOCUMENTS, SHALL CONSTITUTE A REPRESENTATION BY THE CONTRACTOR THAT HE/ SHE HAS INVESTIGATED THE PROPOSED PRODUCT OR CONDITIONS & DETERMINED THAT IT IS EQUAL TO OR BETTER THAN THE SPECIFIED PRODUCT OR CONDITION, INCLUDING WARRANTY COVERAGE, & THAT HE/ SHE WILL COORDINATE THE INSTALLATION & MAKE OTHER CHANGES, INCLUDING MODIFICATION AND COORDINATION OF OTHER WORK AFFECTED BY THE CHANGE, WHICH MAY BE REQUIRED FOR THEIR WORK TO BE COMPLETE IN ALL ASPECTS. THIS IS A 'BUILDER'S PLAN'. THE TERM BUILDER'S PLAN REFERS TO A CERTAIN LEVEL OF DEVELOPMENT OF THE DRAWINGS. AS THE NAME IMPLIES, THESE PLANS REQUIRE THAT THE CONTRACTOR POSSESSES COMPETENCE IN RESIDENTIAL CONSTRUCTION WITH THE UNDERSTANDING THAT THE CONTRACTOR POSSESSES SUCH SKILL, COMPETENCE & KNOWLEDGE OF APPLICABLE CODES & REGULATIONS.
THE ARCHITECTURAL SERVICE PROVIDED IN THESE DRAWINGS IS LIMITED TO ROOM ARRANGEMENT, DIMENSION, STRUCTURAL DESIGN & CONSTRUCTION DETAILS AS INDICATED.
NOTIFY THE ARCHITECT IF THE PROPOSED USE IS NOT IN ACCORDANCE WITH LOCAL & STATE REQUIREMENTS & PROVIDE THE ARCHITECT WITH ANY NECESSARY DOCUMENTATION INCLUDING ZONING, SETBACKS, ENVIRONMENTAL REGULATIONS, OR ANY SIMILAR CONSTRAINTS WHICH MAY AFFECT THE PROJECT. HOWEVER, IN NO CASE SHALL ANY PART OF THE DWELLING BE LOCATED WITHIN 3'-0" OF A PROPERTY LINE WITHOUT APPROVAL OF THE ARCHITECT.
SELECTION OF APPROVED INTERIOR FINISHES MATERIALS, CABINETRY, HARDWARE, FURNISHINGS, & OTHER SIMILAR EQUIPMENT. STANDARDS OF QUALITY, PERFORMANCE & ACCEPTABLE MANUFACTURERS FOR PREFABRICATED SYSTEMS & ITEMS.
DESIGN OF HEATING, VENTILATION & AIR CONDITIONING, PLUMBING, GAS & ELECTRICAL SYSTEMS, INCLUDING PREPARATION OF REQUIRED DRAWINGS & COORDINATION WITH ARCHITECTURAL DRAWINGS. THE DRAWINGS SHOW THE GENERAL ARRANGEMENT & EXTENT OF THE WORK. AS THE WORK PROGRESSES, THE OWNER & THE CONTRACTOR, AT NO EXTRA COST, SHALL MAKE MODIFICATIONS TO MAKE THE PARTS ALIGN. WHERE COMPLETE SIZES OR DIMENSIONS OF MEMBERS, CONNECTIONS, OR FASTENERS OF ANY ITEM ARE NOT INDICATED, DESIGN THE ITEM TO PRODUCE STRENGTH APPROPRIATE TO THE USE INTENDED.
DO NOT SCALE DRAWINGS. WRITTEN DIMENSION SHALL GOVERN. CONTRACTOR SHALL CHECK VERIFY & MAINTAIN ALL DIMENSIONS, GRADES, LEVELS & OTHER CONDITIONS BEFORE PROCEEDING WITH FABRICATION & CONSTRUCTION. COORDINATE EXACT LOCATIONS OF EQUIPMENT, FIXTURES & OUTLETS WITH FINISHED ELEMENTS. WHERE NECESSARY OR WHERE SPECIFICALLY INDICATED, THE CONTRACTOR SHALL PROVIDE SHOP DRAWINGS & DETAILED COMPONENT DESIGN AS REQUIRED FOR THE PROPER FABRICATION, INSTALLATION, AND COORDINATION WITH OTHER TRADES.

CUTTING AND PATCHING: INCLUDE ALL CUTTING & PATCHING FOR PENETRATIONS THROUGH FLOORS, WALLS CEILINGS AND ROOFS. DO NOT CUT OR NOTCH ANY STRUCTURAL MEMBER TO REDUCE ITS LOAD CARRYING CAPACITY.

UNFORSEEN CONDITIONS: SHOULD UNFORSEEN CONDITIONS BE ENCOUNTERED THAT AFFECT DESIGN OR FUNCTION OF THE PROJECT, CONTRACTOR SHALL INVESTIGATE FULLY & SUBMIT AN ACCURATE, DETAILED REPORT TO THE ARCHITECT WITHOUT DELAY. WHILE AWAITING A RESPONSE, CONTRACTOR SHALL RESCHEDULE OPERATIONS AS REQUIRED TO AVOID DELAY OF OVERALL PROJECT. PROVIDE TEMPORARY FACILITIES, SERVICE UTILITIES, & PROTECTION AS REQUIRED TO SAFELY EXECUTING ALL WORK. PROTECT ADJACENT CONSTRUCTION, AND INHABITANTS. COMPLY WITH ALL APPLICABLE REQUIREMENTS OF GOVERNING AUTHORITIES INCLUDING, BUT NOT LIMITED TO PUBLIC UTILITIES. PROVIDE 24-HOUR NOTIFICATION OF ANY DISCONTINUITY OF UTILITY SERVICES WITH OWNER. CONTRACTOR SHALL BE RESPONSIBLE TO REMOVE AND LEGALLY DISPOSE OF ALL MATERIALS FROM THE JOB SITE.
RECORD DRAWINGS: THE CONTRACTOR SHALL PREPARE & MAINTAIN A COMPLETE SET OF RECORD CONSTRUCTION DRAWINGS INDICATING ALL ACTUAL WORK, MODIFICATION & REVISIONS TO THE WORK DELINIATED ON THE CONSTRUCTIONS DRAWINGS AS WELL AS ANY CONCEALED CONSTRUCTION WORK. INCLUDE ANY OTHER INFORMATION WHICH WOULD BE HELPFUL TO THE OWNER.

INSURANCE: ALL CONTRACTORS & ALL SUB-CONTRACTORS SHALL TAKE OUT & MAINTAIN WORKMAN'S COMPENSATION INSURANCE, AND PUBLIC LIABILITY & PROPERTY DAMAGE INSURANCE ACCEPTABLE TO THE OWNER & THE AUTHORITIES HAVING JURISDICTION. AT PROJECT CLOSEOUT.

SUBSTANTIAL COMPLETION: CONTRACTOR SHALL CLEAN THE PREMISES, TEST APPLICABLE SYSTEMS, AND LEAVE READY FOR OCCUPANCY.

WARRANTIES: UNLESS OTHERWISE INDICATED, CONTRACTOR IS TO PROVIDE WRITTEN WARRANTY FOR A PERIOD OF ONE YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION. THE WARRANTY SHALL STATE ALL WORK HAS BEEN COMPLETED IN CONFORMANCE WITH THE CONTRACT DOCUMENTS, APPLICABLE CODES, AND ENFORCING AUTHORITIES AND THAT ALL WORK IS FREE FROM DEFECTS OF MATERIAL AND WORKMANSHIP. THIS IS IN ADDITION TO AND NOT A LIMITATION TO ANY PRODUCT MANUFACTURER'S PRODUCT WARRANTIES.
- ROOFING - 2 YEAR WARRANTY BY INSTALLER
- ROOFING - 25 YEAR STANDARD WARRANTY BY MANUFACTURER
- HOME OWNERS WARRANTY (HOW) - WHERE APPLICABLE IN ACCORDANCE WITH THE AUTHORITIES HAVING JURISDICTION

ALL ELECTRICAL WORK SHALL BE CARRIED OUT BY A LICENSED ELECTRICIAN ONLY. ALL WORK SHALL CONFORM TO THE PROVISIONS OF THE NATIONAL ELECTRIC CODE OF NFPA, LATEST EDITION.

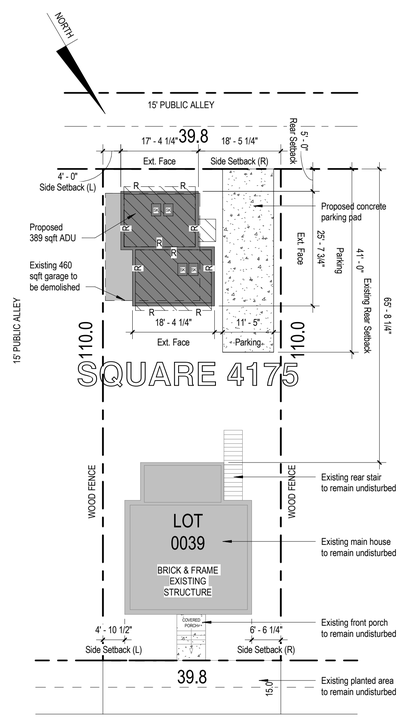
ALL PLUMBING WORK SHALL BE CARRIED OUT BY A LICENSED PLUMBER. ALL EQUIPMENT & FIXTURES TO CONFORM TO THE NATIONAL STANDARD PLUMBING CODE, LATEST EDITION.

SITE PLAN

DDOT Tops - Permit Location Information

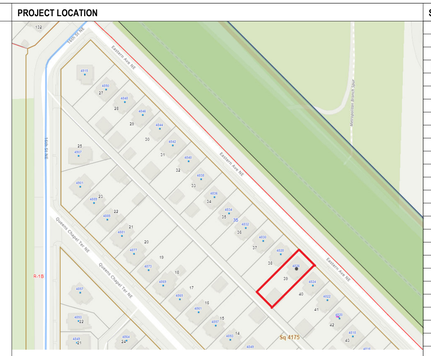
Address:	4826 EASTERN AVE
Quadrant:	NORTHEAST
Zip Code:	20017
SSL	4175 / 0039
Zone	R-1-B
Ward	5
ROW Total:	57'-0"
ROW Sidewalk 1:	NORTH
Sidewalk 1 Width:	0'-0"
ROW Parking 1:	NORTH
Parking 1 Width:	6'-0"

PROJECT PROPERTY - PROPOSED
PROJECT PROPERTY - EXISTING
PROJECT PROPERTY - DEMO
PROJECT PROPERTY - ROOF



EASTERN AVE NE

PROJECT LOCATION



ABBREVIATIONS

Pound OR Number
& And
@ At
ACT Acoustic Ceiling Tile
AD Area Drain
AFF Above Finished Floor
ALUM Aluminum
ANOD Anodized
BSMT Basement
BYND Beyond
BOT Bottom
CIPCast In Place
CHNL Channel
CJ Control Joint
CLG Ceiling
CLR Clear
CMU Concrete Masonry Unit
COL Column
COMPR Compressible
CONC Concrete
CONT Continuous
CPT Carpet
CT Ceramic Tile
CTYD Courtyard
DBL Double
DEMO Demolish or Demolition
DIADiameter
DIM Dimension
DIMSDimensions
DN Down
DR Door
DWG Drawing
EA Each
EJ Expansion Joint
EL Elevation
ELEC Electrical
ELEVElevator or Elevation
EPDM Ethylene Propylene Diene M-Class (Roofing)
EQ Equal
EXIST Existing
EXP JTExpansion Joint
EXT Exterior
FD Floor Drain or Fire Department
FEC Fire Extinguisher Cabinet
FIXT Fixture
FLR Floor
FM Filled Metal
FO Face Of
FND Foundation
GA Gauge
GALV Galvanized
GWB Gypsum Wall Board
HC Hollow Core
HI High
HM Hollow Metal
HP High Point
HR Hour
HVAC Heating, Ventilating, And Air Conditioning
IRGWBImpact Resistant Gypsum Wall Board
ILOIn Lieu Of
INSUL Insulated or Insulation
INTInterior
LO Low
MAX Maximum
MOMasonry Opening
MECH Mechanical
MEMBR Membrane
MIN Minimum
MRGWB Moisture-Resistant Gypsum Wall Board
MTL Metal
NIC Not In Contract
NO Number
NOM Nominal
OC On Center
OH Opposite Hand
OZ Ounce
PCC Pre-Cast Concrete
PLUMB Plumbing
PLYD Plywood
PT Pressure Treated
PNT Paint or Painted
PVC Polyvinyl Chloride
RBR Rubber
RCP Reflected Ceiling Plan
RD Roof Drain
REQD Required
RM Room
SIM Similar
SPEC Specified OR Specification
SPK Sprinkler or Speaker
SSTLStainless Steel
STC Sound Transmission Coefficient
STL Steel
STRUCT Structure or Structural
T&G Tongue And Groove
TELETelephone
TLT Toilet
TO Top Of
TOC Top Of Concrete
TOS Top Of Steel
TPD Toilet Paper Dispenser
T/DTelephone/Data
TYP Typical
UNO Unless Noted Otherwise
U/SUnderside
VIF Verify In Field
VP Vision Panel
W/ With
WDWood

SHEET INDEX

Sheet Number	Sheet Name
ESC0103	EROSION AND SEDIMENT CONTROL
A0000	COVER SHEET
EXISTING / DEMO	
D0100	EXISTING AND DEMO FLOOR PLANS
ARCHITECTURE	
A0200	PROPOSED FLOOR PLANS
A0400	EXTERIOR ELEVATIONS
A0500	ENLARGED FLOOR PLANS
A0600	WALL DETAILS
ELECTRICAL	
E0100	ELECTRICAL SHEET
PLUMBING	
P0100	PLUMBING SHEET
MECHANICAL	
M0100	MECHANICAL SHEET
STRUCTURAL	
S000	GENERAL NOTES
S100	FRAMING PLANS
S200	FOUNDATION DETAILS
S300	FRAMING DETAILS
S301	FRAMING DETAILS
SITE	
ESC0100	EROSION AND SEDIMENT CONTROL
ESC0101	EROSION AND SEDIMENT CONTROL
ESC0102	EROSION & SEDIMENT CONTROL

PROJECT DESCRIPTION

The project at the Guzman residence involves a single-story additional dwelling unit located at the rear of the property. ADU shall have a full bathroom, kitchen, laundry, mechanical system and 1 bedroom.

Structure: Existing garage structure to be demolished.
Plumbing: All new fixtures at kitchen, bathroom and laundry
Mechanical: New mini-split interior and exterior system.
Electrical: All new electrical fixtures to accommodate design layout
Exterior Envelope: Existing garage to be demolished. New ADU to be placed.
Building Footprint: ADU
Change of Use: Single Family + Accessory Structure

BUILDING CODE AND ZONING SUMMARY

OWNER INFORMATION

NAME:	**BERNARD GUZMAN**
ADDRESS:	4826 EASTERN AVE NW, WASHINGTON DC 20011
EMAIL:	BGUZ824@gmail.com
PHONE NUMBER:	N/A

AUTHORITY HAVING JURISDICTION DISTRICT OF COLUMBIA - DCMR

APPLICABLE BUILDING CODES
All DCMR Title 12 Amendments -
2017 DCMR 12A, DC Building Code Amendments
2015 International Building Code (IBC) -
2017 DCMR 12B, DC Residential Code Amendments
2015 International Residential Code (IRC) -
2017 DCMR 12C, DC Electrical Code
2014 National Electrical Code (NEC), NFPA 70 -
2017 DCMR 12D, DC Fuel Gas Code
2015 International Fuel Gas Code (IFGC) -
2017 DCMR 12E, DC Mechanical Code
2015 International Mechanical Code (IMC) -
2017 DCMR 12F, DC Plumbing Code
2015 International Plumbing Code (IPC) -
2017 DCMR 12G, DC Property Maintenance Code
2015 International Property Maintenance Code (IPMC) -
2017 DCMR 12H, DC Fire Code
2015 International Fire Code (IFC) -
2017 DCMR 12J, DC Energy Conservation Code
2015 International Energy Conservation Code - Residential Provisions -
2013 ANSI / ASHRAE / IES 90.1
2017 DCMR 12J, DC Existing Building Code -
2015 Existing Building Code
2017 DCMR 12K. DC Green Construction Code -
2012 International Green Construction Code (IGCC)
2017 DCMR 12I, Energy Conservation Code Supplement of 2017 - Residential Provisions
2015 International Existing Building Code (IEBC)

EXISTING CONSTRUCTION CLASSIFICATION III-B
PROPOSED CONSTRUCTION CLASSIFICATION III-B

EXISTING BUILDING OCCUPANCY USE GROUP R-1-B (SINGLE FAMILY DETACHED)
PROPOSED BUILDING OCCUPANCY USE GROUP R-1-B (PRINCIPAL & SECONDARY DWELLING)

GENERAL INFORMATION: GROSS FLOOR AREA (GFA)

LEVEL	EXISTING AREA(SF)	PROPOSED AREA(SF)
BASEMENT	734	0
1ST FLOOR	759	0
2ND FLOOR	615	0
GARAGE	460	0
ADU 1ST FLR	-	389
TOTAL	**2,568**	**2,497**

FLOOR AREA RATIO	EXISTING	PROPOSED
BUILDING USE:	SINGLE FAMILY	SINGLE FAMILY + ADU
# OF STORIES:	2	2
STORIES PLUS:	BASEMENT + GARAGE	BASEMENT + ADU
# OF DWELLING UNITS:	1	2

AREA COVERAGE:	EXISTING	PROPOSED
TOTAL LOT AREA (SQFT):	4,378 SQFT	EXISTING TO REMAIN
SIDE YARD SETBACK (LEFT)	4'-10"FT	EXISTING TO REMAIN
SIDE YARD SETBACK (RIGHT)	6'-6"FT	EXISTING TO REMAIN
REAR YARD SETBACK	65'-8"FT	EXISTING TO REMAIN

BUILDING AREA:	EXISTING	PROPOSED
LOT OCCUPANCY:	31%	30%
PERVIOUS SURFACE:	03%	05%
GREEN AREA RATIO (GAR):	66%	75%

EXISTING FOOTPRINT AREA OF BUILDING: 883 SQFT + 507 SQFT (GARAGE)
PROPOSED FOOTPRINT AREA OF BUILDING: 883 SQFT + 460 SQFT (ADU)
FLOORS INVOLVED IN THIS PROJECT: GARAGE (460 SQFT)

**TAXABLE ASSESSMENT (2024) $534,800.00

BUILDING CONSTRUCTION TYPE: TYPE III NON COMBUSTIBLE EXTERIOR WALLS

ADDITIONAL DWELLING UNIT
Guzman Residence

FEBRUARY 2025, 100%
PERMIT DRAWINGS

SYMBOL LEGEND

Ref / 1 / A101 / 1 / Ref / Ref — Elevation Mark
SIM / 1 / A101 — Callout Head
SIM / 1 / A101 — Section Symbol
1 / A101 / 1 — Elevation Symbol
1 — Revision Tag
101 — Door Tag
A — Window Tag
1i — Wall Tag
℄ — Centerline
Spot Elevation
North Arrow
Name / Elevation — Level Head
Room name / 150 SF — Room Tag

MATERIAL LEGEND

STONE CLADDING
CONCRETE BLOCK
CONCRETE
EARTH
METAL
GYPSUM WALLBOARD
BRICK
WOOD
PLYWOOD
WOOD ROUGH FRAMING
STONE / GRAVEL
BATT INSULATION
RIGID INSULATION
FIRE SAFING

WINDOW SCHEDULE

From Room: Name	Type Mark	Height	Sill Height	Width	Comments
Kitchen & Living	A	7' - 0"	0' - 4"	2' - 6"	
Kitchen & Living	A	7' - 0"	0' - 4"	2' - 6"	
Bedroom	B	6' - 6"	0' - 4"	2' - 6"	
Bedroom	B	6' - 6"	0' - 4"	2' - 6"	
Bedroom	B	6' - 6"	0' - 4"	2' - 6"	
Bedroom	C	2' - 0"	4' - 6"	6' - 0"	
Bathroom	D	3' - 6"	3' - 2"	2' - 0"	
Kitchen & Living	D	3' - 6"	3' - 2"	2' - 0"	
Kitchen & Living	E	2' - 6"	5' - 6"	6' - 0"	
Kitchen & Living	E	2' - 6"	5' - 6"	6' - 0"	
	F	2' - 8"		2' - 0"	Skylight
	F	2' - 8"		2' - 0"	Skylight
	F	2' - 8"		2' - 0"	Skylight
	F	2' - 8"		2' - 0"	Skylight
	G	1' - 6"	9' - 4"	2' - 6"	Clerestory
	G	1' - 6"	9' - 4"	2' - 6"	Clerestory
	G	1' - 6"	9' - 4"	2' - 6"	Clerestory
	G	1' - 6"	9' - 4"	2' - 6"	Clerestory
	G	1' - 6"	9' - 4"	2' - 6"	Clerestory

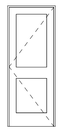
DOOR SCHEDULE

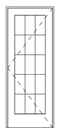
From Room: Name	Mark	Model	Width	Height	Comments
Kitchen & Living	001	B	3' - 0"	7' - 2"	
Vestibule	002	A	2' - 6"	6' - 8"	
Closet	003	C	3' - 6"	6' - 8"	
Closet	004	C	3' - 6"	6' - 8"	
Vestibule	005	A	2' - 6"	6' - 8"	

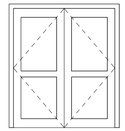
IECC 402.1.1 DOOR & WINDOWS SPECS
Doors
Product Suggested: Kolbe Ultra Series U-Factor 0.30, SHGC 0.40, VT 0.46, CR 54 Double Pane, Air Leakage N/A

Window
Manufacturer Kolbe, Product line: Ultra Series
U Factor 0.30, SHGC 0.40, VT 0.61, CR 16, Double Panel, Coating LoE, NFRC Air leakage <0.3

Skylight - Operable - Manufacturer: Velux
U Factor 0.37, SHGC 0.50, VT 0.67, CR 54, LowE, Air Leakage <0.3

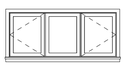

TYPE A TWO PANEL SWING


TYPE B FULL LIGHT SWING


TYPE C TWO PANEL DOUBLE SWING


TYPE A CASEMENT w/ TRANSOM + BOT FIXED SINGLE


TYPE B CASEMENT w/ BOT FIXED SINGLE


TYPE C AWNING TRIPLE


TYPE D CASEMENT SINGLE


TYPE F OPERABLE SKYLIGHT


TYPE G FIXED SINGLE

****Add safety glass to bathrooms if applicable****

CERTIFICATE OF ATTESTATION

I am responsible for determining that the architectural designs included in this application are in compliance with all laws and regulations of the District of Columbia. I have personally prepared, or directly supervised the development of, the architectural designs included in this application.

Ileana Schinder, Architect

DC Architecture License #ARC102348 Expiration 04/30/2026

02/10/2025

Ileana Schinder, Architect
Ileana Schinder, PLLC
ile@ileanaschinder.com - 202.381.7463
6316 2nd Street NW - Washington DC 20011

4826 Eastern Ave NE
Washington, DC 20011

Revision Schedule

No.	Description	Date

DESIGN TEAM

ARCHITECT: Ileana Schinder, AIA LEED BD+C : Ileana Schinder, PLLC
Address: 6316 2nd Street NW, Washington DC 20011
email: ile@ileanaschinder.com phone: 202.381.7463
License: ARC102348

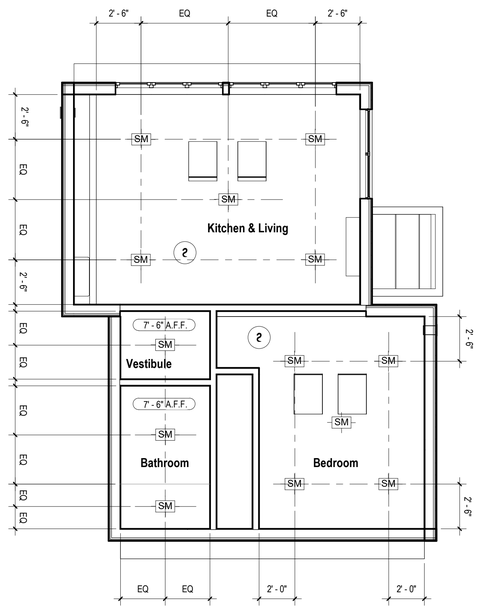
COVER SHEET

Project number	**240705**
Date	**02/10/2025**

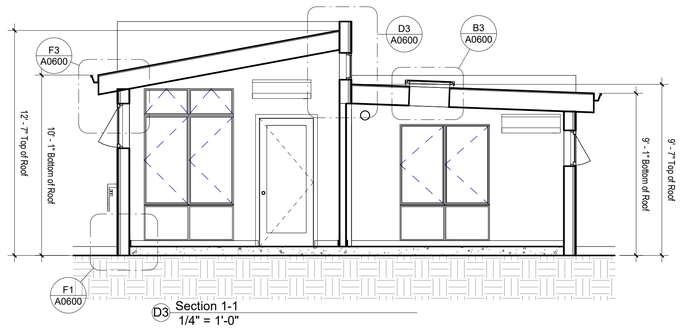
A0000

Board of Zoning Adjustment
District of Columbia
CASE NO. 21364
EXHIBIT NO. 9

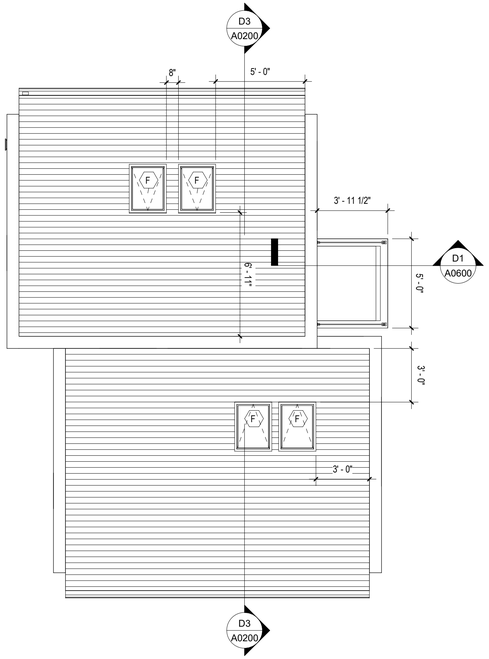
2/11/2025 1:28:45 PM



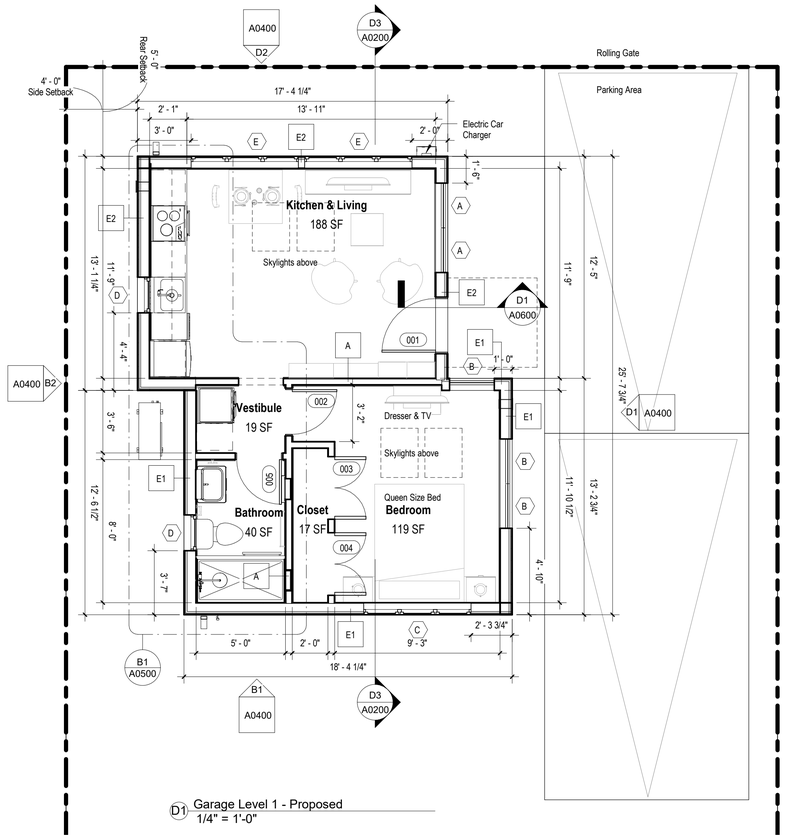
F3 Reflected Ceiling Plan
1/4" = 1'-0"



D3 Section 1-1
1/4" = 1'-0"

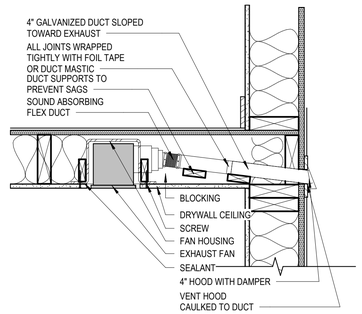


F1 Garage Level 2 - Proposed
1/4" = 1'-0"



D1 Garage Level 1 - Proposed
1/4" = 1'-0"

BATHROOM EXHAUST FAN PENETRATION THROUGH FIRE RATED ASSEMBLY



A. FLOOR / CEILING ASSEMBLY PER PLAN. DESIGNED TO MEET 1HR / STC 50 MIN.
B. 26 GAGE GALVANIZED DUCT
C. EXISTING FLOOR JOISTS @ 16" O.C.
D. RESILIENT FURRING CHANNELS
E. 5/8" TYPE X DRYWALL
F. NEW 2X BLOCKING @ FAN
G. NEW NON-RATED FAN
H. 5/8" TYPE X DRYWALL. APPLY TO ALL EXPOSED FACES WITHIN THE FLOOR JOIST BAY, INCLUDE NEW BLOCK AND EXPOSED RIM JOIST AND UNDER SUB FLOOR. ALL JOINTS AND PENETRATIONS TO BE SEALED WITH FIRE-CAULK.
I. INSULATION PER FLOOR / CEILING ASSEMBLY

REFLECTED CEILING PLAN - LEGEND

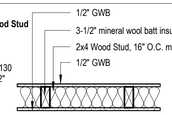
- LIGHT FIXTURE - RECESSED - LED
- BATHROOM CEILING FAN w/LIGHT
- SMOKE & CARBON MONOXIDE DETECTOR
- LIGHT FIXTURE - CEILING FAN w/LIGHT - LED
- LIGHT FIXTURE - WALL MOUNTED - LED
- LIGHT FIXTURE - EXTERIOR WALL MOUNTED - LED

NEW WORK NOTES

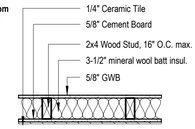
1. Contractor shall verify all dimensions and job conditions and report to the architect of any discrepancies or omissions which would interfere with a satisfactory completion of work.
2. Contractor is responsible for verification of all field measurements, field construction and installation criteria, coordination of all trades and owner supplied items and the means and methods of construction.
3. Contractor is responsible for arranging for hoisting facilities, parking and hauling of waste.
4. Contractor to oversee cleaning and ensure that the premises are maintained free of rubbish during construction. Final clean-up is the responsibility of the contractor.
5. Contractor to repair, patch, touch-up and/or replace marred surfaces and maintain a clean environment until occupied.
6. Furniture shown for information purposes only.
7. All new and existing walls shall be painted, unless noted otherwise.
8. All new and existing door frames shall be painted, U.N.O.
9. Remove all temporary walls and doors upon completion of new work and patch adjacent surfaces as required.
10. Bathroom walls and floor to receive ceramic tile per schedule and interior elevations.
11. Moisture resistant boards to be installed in wet areas (shower and tub sides) in lieu of gypsum board. Install waterproof coating before installing finish material.
12. Interior ceilings to be flat GWB on wood studs, U.N.O.
13. New interior walls to be framed from 2x4 wood studs with 1/2" gypsum board on both sides, unless otherwise noted.
14. Provide mineral wool insulation at exterior walls, U.N.O. All installed insulation shall be labeled or installed R-values provided to the inspector and/or owner.

WALL & CEILING TYPES

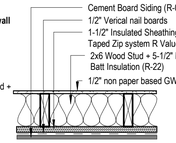
Type A, Typ.
Interior Partition - Wood Stud
UL U305
Fire Rating 1 hour
STC 34
Sound Test RAL-TL11-130
System Thickness 4-1/2"



Type C @ Wet Area of bathroom
Interior Partition - Wood Stud
UL U329
Fire Rating 1 hour
System Thickness 4-7/8"



Type F @ Proposed exterior wall
UL Not listed
Fire Rating Not rated
System Thickness: 8-1/8"
*Replace with 5/8" Cement Board + 1/4" Tile @ wet areas



INSULATION SUGGESTED PRODUCT: ROXUL COMFORTBATT 3-1/2" , R-15 FIRE RESISTANCE STONE WOOL INSULATION, UNFACED.

FLOOR PLAN LEGEND

- WALL - MASONRY / EXISTING
- WALL - DEMO
- WALL - NEW
- 000 — DOOR / NEW DOOR TAG
- WINDOW
- A — NEW WINDOW TAG
- A — WALL TYPE TAG
- WALL

N

0' 1' 2' 4' 8'

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Additional Dwelling Unit

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Washington, DC 20011

CERTIFICATE OF ATTESTATION
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Ileana Schinder, Architect

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DISTRICT OF COLUMBIA
ILEANA SCHINDER
ARC102348
REGISTERED
ARCHITECT

02/10/2025

No.	Description	Date

PROPOSED FLOOR PLANS

Project number	240705
Date	02/10/2025
Scale	As indicated

A0200

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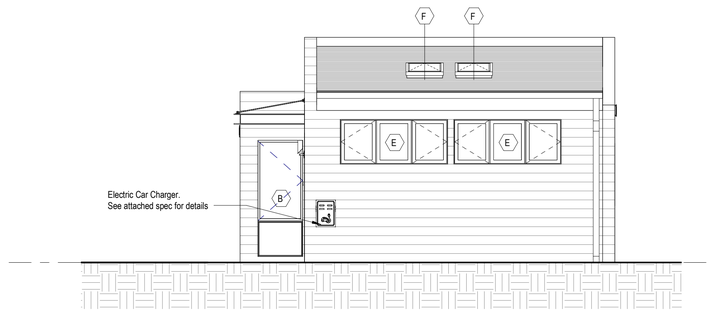
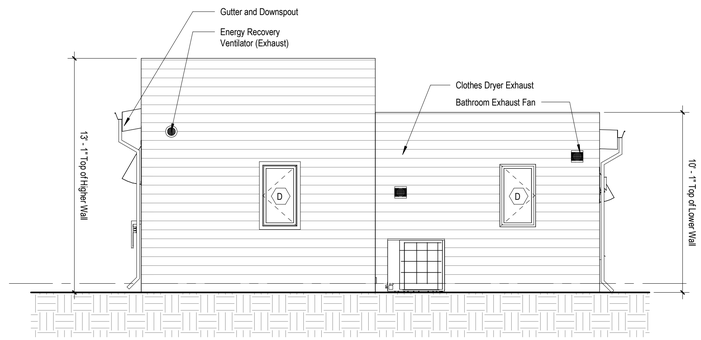
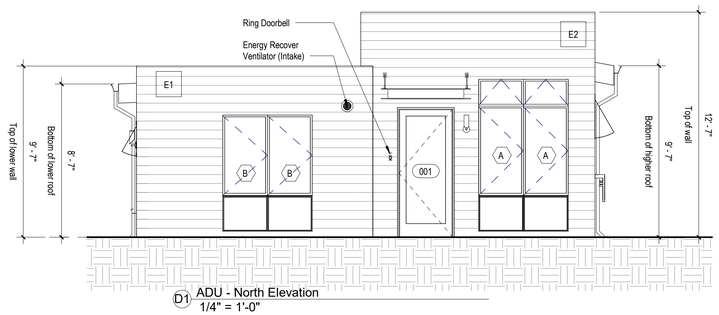


D2 ADU - West Elevation
1/4" = 1'-0"

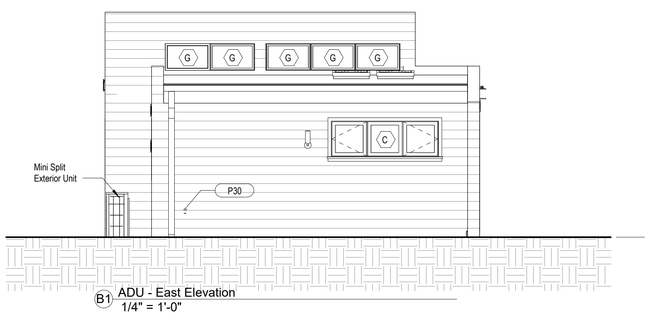


B2 ADU - South Elevation
1/4" = 1'-0"



D1 ADU - North Elevation
1/4" = 1'-0"

Garage Level 1
-7' - 6"



B1 ADU - East Elevation
1/4" = 1'-0"

0' 1' 2' 4' 8'

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EXTERIOR ELEVATIONS

Project number	240705
Date	02/10/2025
Scale	1/4" = 1'-0"

A0400

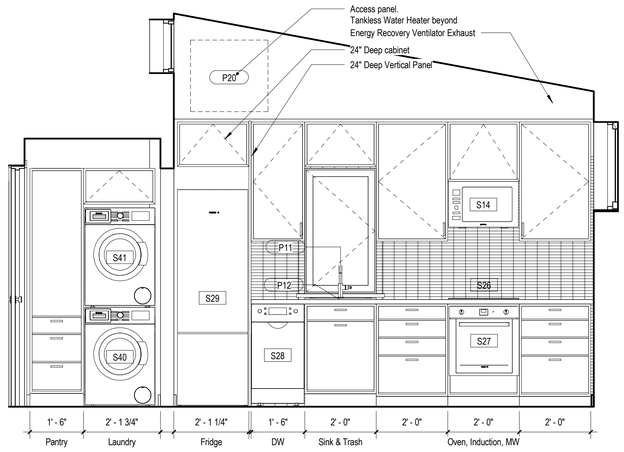
2/11/2025 1:28:49 PM

Plumbing Fixture Schedule

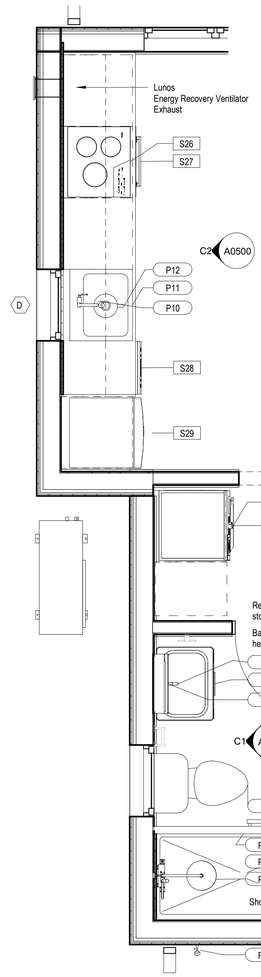
Room: Name	Type Mark	Description	Manufacturer	Model	Comments
	P30	Hose Bib - Frost Proof	TBD		
Bathroom	P01	Medicine Cabinet - Surface Mount	Kohler	K-99003-SCF-NA	
Bathroom	P02	Bathroom Faucet	Kohler	Purist K-T14414-4	WaterSense 1.2 GPM
Bathroom	P03	Glass Shower Door - Sliding	Kohler	K-707201-L-SHP	
Kitchen & Living	P10	Kitchen Faucet	Kohler	Purist K-7505	
Kitchen & Living	P12	Garbage Disposer	Insinkerator	LC-50	
Kitchen & Living	P20	Tankless Water Heater	Rheem	TBD	Electric - 36,000 W, 8 gpm Max Flow Rate
Bathroom	P04	Vanity & Sink	IKEA	GODMORGON / ODENSVIK	
Bathroom	P05	Toilet	Kohler	Betello K-20198	WaterSense 1.28 GPF
Bathroom	P06	Shower Base	Kohler	Ballast K-1937	
Bathroom	P07	Shower Trim	Kohler	Hydrorail K-45210	Hand shower to receive backflow prevention per ASME A / 12.8.1 / CSA / B125.1. Showerhead Awaken G90 Watersense Approved
Kitchen & Living	P11	Sink	Kohler	Prolific K-5540	

SPECIALTY EQUIPMENT SCHEDULE

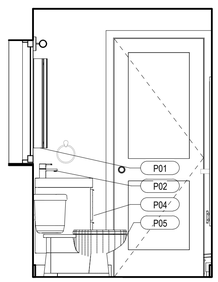
Room: Name	Type Mark	Description	Manufacturer	Model	Comments
Vestibule	S40	Clothes Washer	Bosch	24" Wide - WAT28400UC	
Vestibule	S41	Clothes Dryer	Bosch	24" Wide - WTG86403UC	
Kitchen & Living	S29	Refrigerator	Bosch	24" Wide - B11CB50SSS	
Kitchen & Living	S28	Dishwasher	Bosch	18" - SPE68B55UC	
Kitchen & Living	S26	Cooktop	Bosch	24" Wide - NIT5469UC	
Kitchen & Living	S27	Oven	Bosch	HBE5451UC	
Kitchen & Living	S14	Microwave	Sharp	24" Wide - R1214TY	



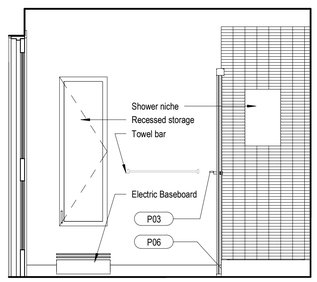
C2 Kitchen Elevation A
1/2" = 1'-0"



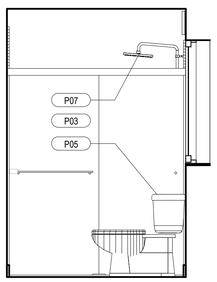
B1 Enlarged Floor Plan
1/2" = 1'-0"



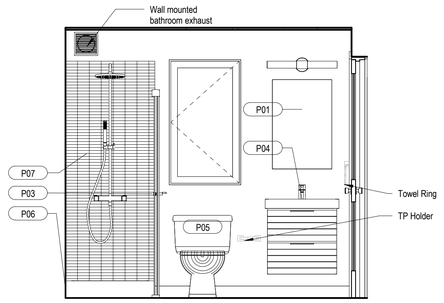
F1 Bathroom Elevation D
1/2" = 1'-0"



E1 Bathroom Elevation C
1/2" = 1'-0"



D1 Bathroom Elevation B
1/2" = 1'-0"



C1 Bathroom Elevation A
1/2" = 1'-0"

N

0' 1' 2' 4'

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02/10/2025

No.	Description	Date

ENLARGED FLOOR PLANS

Project number	240705
Date	02/10/2025
Scale	1/2" = 1'-0"

A0500

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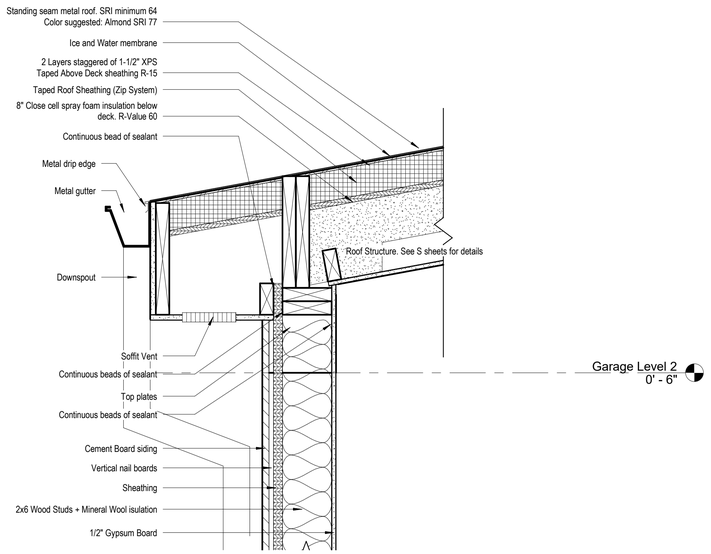
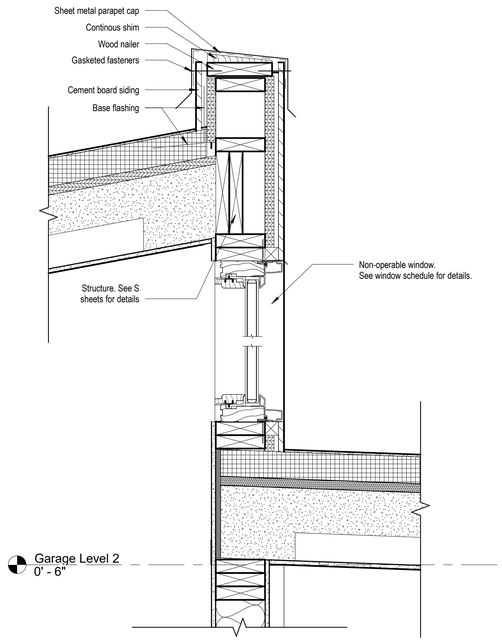
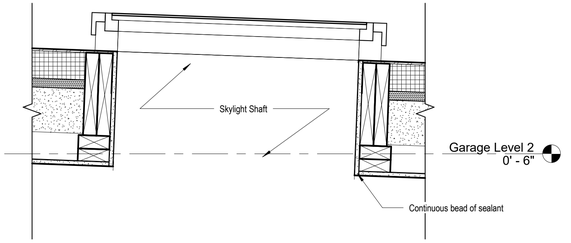


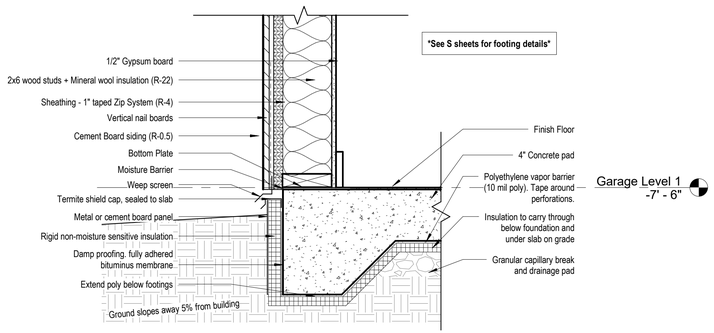
F3 Section Detail - Eave & Soffit
1 1/2" = 1'-0"



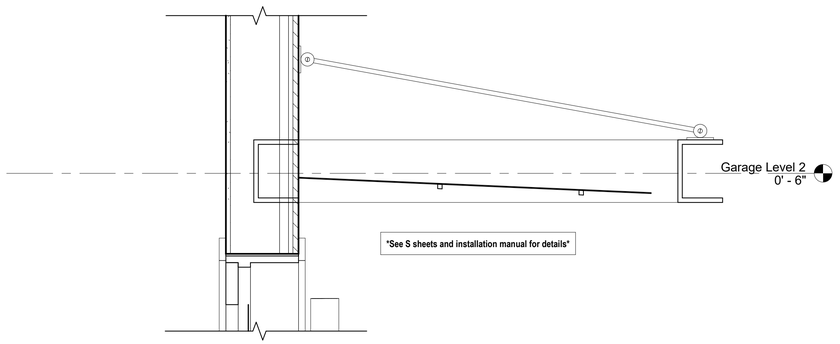
D3 Section Detail - Parapet
1 1/2" = 1'-0"



B3 Section Detail - Skylight
1 1/2" = 1'-0"



F1 Section Detail - Foundation & Floor
1 1/2" = 1'-0"



D1 Detail Section - Canopy
1 1/2" = 1'-0"

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No.	Description	Date

WALL DETAILS

Project number	240705
Date	02/10/2025
Scale	As indicated

A0600

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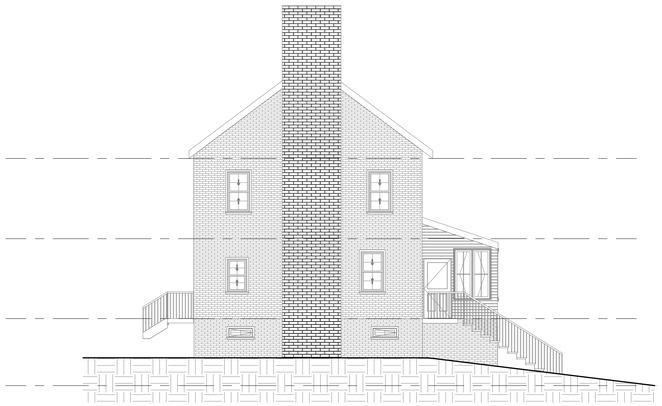
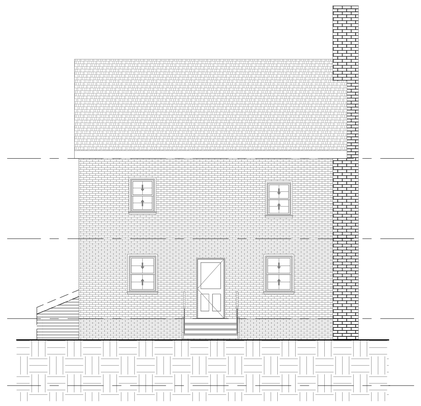
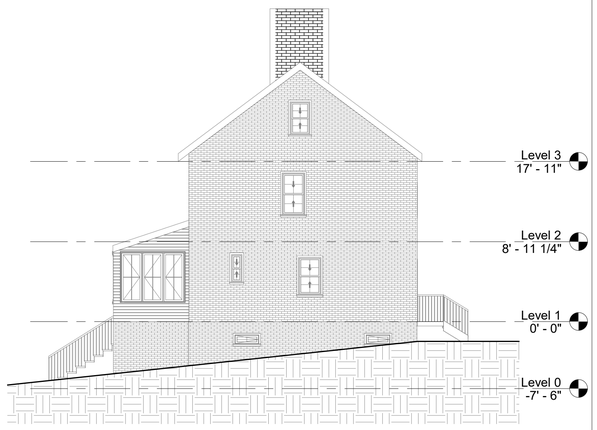


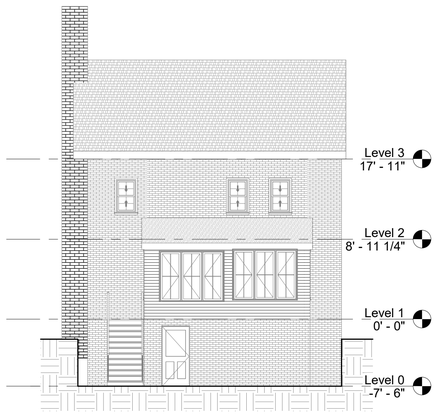
F3 East - Existing
1/8" = 1'-0"



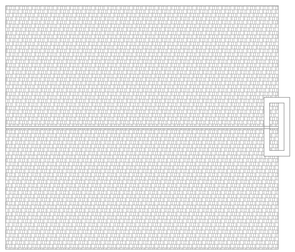
D3 South - Existing
1/8" = 1'-0"



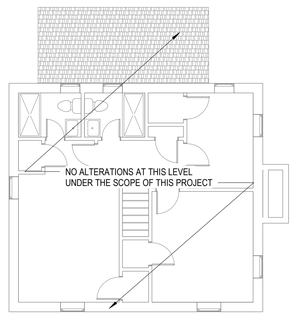
B3 West - Existing
1/8" = 1'-0"



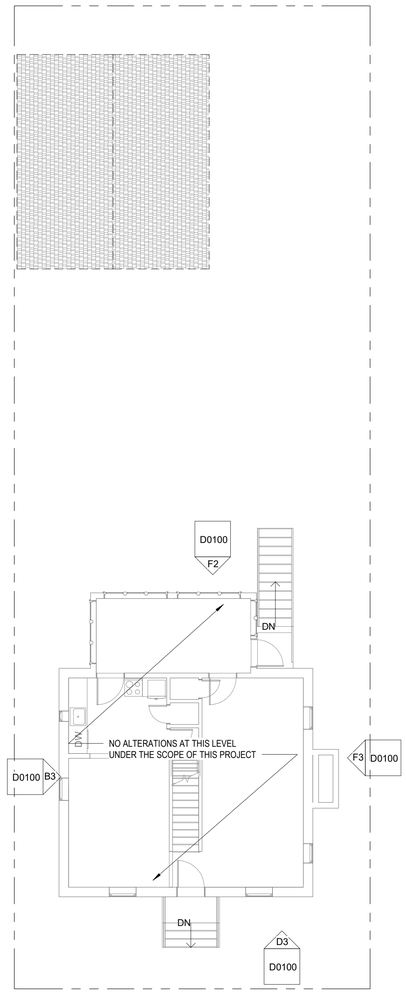
F2 North - Existing
1/8" = 1'-0"



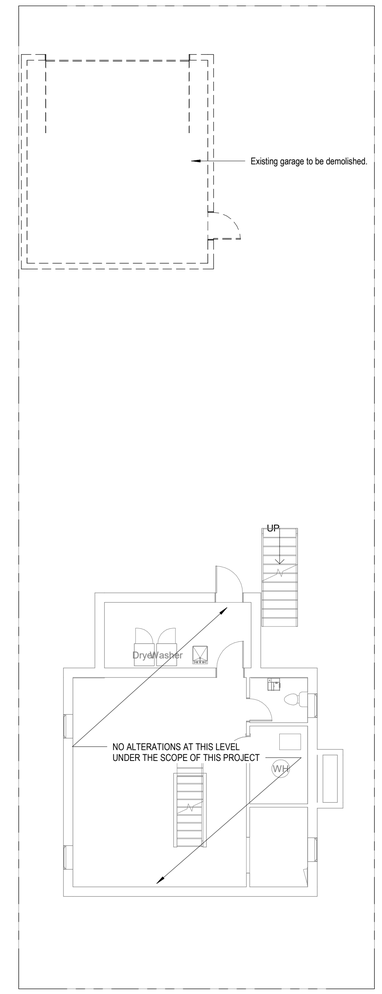
F1 Level 3
1/8" = 1'-0"



D1 Level 2
1/8" = 1'-0"



C1 Level 1
1/8" = 1'-0"



B1 Level 0
1/8" = 1'-0"

GENERAL DEMOLITION NOTES

CONTRACTOR TO VERIFY EXISTING CONDITIONS.

THE DEMOLITION PLANS ARE DERIVED FROM EXISTING BUILDING PLANS AND ARE INTENDED TO REASONABLY REPRESENT EXISITING CONDITIONS. ACTUAL CONDITIONS MAY DEVIATE FROM THAT SHOWN ON THE DRAWINGS. THE DEMOLITION KEY NOTES IDENTIFY SPECIFIC AREAS OF WORK BUT MAY NOT BE COMPLETE IN THE INDENTIFICATION OF ALL REMOVALS. THE CONTRACTOR SHALL VERIFY ACTUAL CONDITIONS AND COORDINATE THE DEMOLITION WITH NEW WORK SO THAT DEMOLITION IS
COMPLETE.

REMOVE FROM SITE AS SOON AS PRACTICABLE DEMOLISHED MATERIALS, DEBRIS, AND RUBBISH. DO NOT ACCUMULATE DEBRIS ON THE FLOOR OR AT THE SITE.

ALL BUILDING COMPONENTS AND FINISHES WHICH ARE TO REMAIN IN PLACE SHALL BE PROTECTED FROM DAMAGE.

PATCH AND REPAIR ALL EXISTING CEILINGS, PARTITIONS, AND FLOORS DISTURBED FOR NEW WORK AND FINISH.

REMOVE AND REPLACE ELEMENTS, SURFACES AND EQUIPMENT DAMAGED FROM WALL DEMOLITION
UNLESS NOTED OTHERWISE.

COORDINATE WITH OWNER FOR RELOCATION OF FURNITURE, EQUIPMENT AND MATERIALS DURING
CONSTRUCTION.

LEGEND

- EXISTING WALLS TO REMAIN
- EXISTING WALL TO BE DEMOLISHED
- NEW PARTITIONS
- EXISTING DOOR TO REMAIN
- EXISTING DOOR TO BE DEMOLISHED
- 101 — NEW DOOR
- NOT IN THE SCOPE OF WORK
- 1i — WALL TYPE

N

1/8" = 1'-0" SCALE
0' 2' 8' 16'

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02/10/2025

No.	Description	Date

EXISTING AND DEMO FLOOR PLANS

Project number	240705
Date	02/10/2025
Scale	As indicated

D0100

2/11/2025 1:28:55 PM

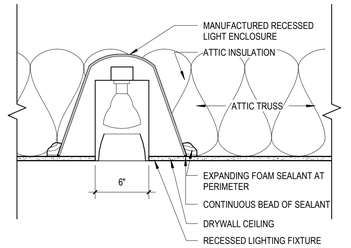
PANEL NO.		Section		Of			Bus: CHOOSE ONE			◯ Main C.B		AMP
Location:		Serving					10 3 Wire		AMP	◯ Main Lugs Only		
A.J.C Rating		☐ Feed Thru Lugs							☐ Flush Mount		☐ Top Feed	
☐ Fully Rated ☐ Series Rated		☐ Subfeed Lugs					☐ Iso. Gnd. Bus		☐ Surface Mount		☐ Bottom Feed	

Load Type	Circuit Description	CONN KVA	Circuit Breaker AMP	Pole	CKT	PH	Circuit Breaker AMP	Pole	CKT	CONN KVA	Circuit Description	Load Type
					1	A	2					
					3	B	4					
					5	A	6					
					7	B	8					
					9	A	10					
					11	B	12					
					13	A	14					
					15	B	16					
					17	A	18					
					19	B	20					
					21	A	22					
					23	B	24					
					25	A	26					
					27	B	28					
					29	A	30					
					31	B	32					
					33	A	34					
					35	B	36					
					37	A	38					
					39	B	40					
					41	A	42					

CONNECTED LOAD		DEMAND LOAD	
Total General-Purpose Receptacle (R) Load @ 180VA/ea.	KVA	Total General-Purpose Receptacle (R) Load @ 190VA/ea. 100% for first 10 KVA & 50% for remainder	KVA
Total Specific-Purpose (SP) Receptacles	KVA	Total Specific-Purpose (SP) Receptacles	KVA
Total Motor (M) Load	KVA	Total Motor (M) Load	KVA
Total Lighting (L) Load	KVA	Total Lighting (L) Load @ 125%	KVA
Total HVAC (H) Load	KVA	Total HVAC (H) Load	KVA
Total Connected Load	KVA	Largest Motor @ 125%	KVA
		Total Demand Load	KVA

CONNECTED AMP	A	B	MINIMUM FEEDER CAPACITY
Total/Phase			KVA AMP

RECESSED LIGHTING THROUGH FIRE RATED ASSEMBLY



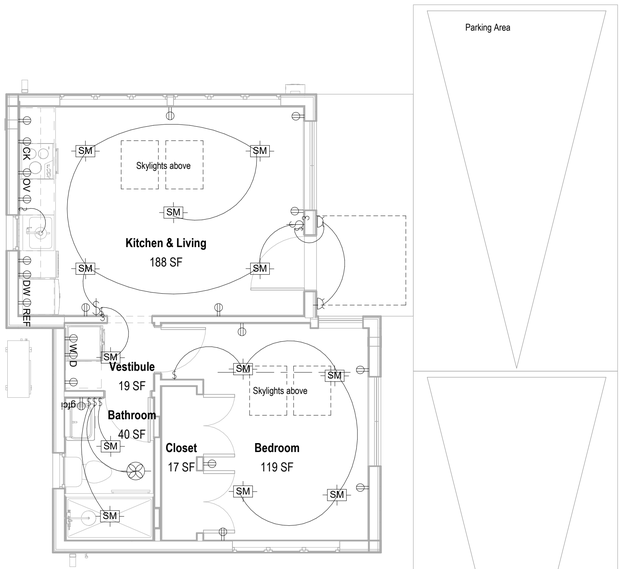
Material 20 Gauge Galvanized Steel / Non-Combustible Matt.
Voltage 120V / 277V AC 60Hz
Socket Type N/A - EZ Snap Connector for LED Module
Bulb Type DRD2 LED Module (sold separately)
Mounting Bar Hangers for Joist or Suspended Ceilings
Dimensions 12.5" X 7.8" X 9"
Certifications UL Listed - Damp Locations / IC Rated / ASTM E283 Air Tight / Up to 2 Hr. Fire Rating
PRODUCT SUGGESTED: AQ LIGHTING - 120V 5" FIRE & SOUND Rated LED IC New Construction

IN ORDER TO COMPLY WITH R404.1 100% OF PERMANTENTLY INSTALLED FIXTURES TO RECEIVE HIGH EFFICACY LAMPS. SEE SPECIFICATIONS FOR MANUFACTURER AND MODEL OF LED BULBS TO BE INSTALLED ON THE PROJECT.

To comply with R404.1 100% of permanently installed lighting fixtures to receive high efficacy lamps. Product Suggested: Philips Soft White A19 LED 60W equivalent 2 dimmable

◯ E0100 - LIGHT PENETRATION DETAIL
1 1/2" = 1'-0"

NEC 406.12 - All new receptacles shall be tamper-resistant type (TRR)



C1 Garage Level 1 - Electrical
1/4" = 1'-0"

ELECTRICAL GENERAL NOTES

1. All the lighting fixtures to be as per the architects final location. The contractor shall verify that all the lighting fixtures and their installation comply with all the NEC and local code requirements for the type of construction and occupancy requirements for this project.
2. The contractor shall use the lighting fixtures specified by the owner.
3. The contractor shall furnish and install the lighting fixtures as required to provide lighting as shown on the architectural reflected ceiling plan.
4. The contractor shall verify the location and quantitites of lighting fixtures required at the job site.
5. The contractor shall clean, and connect the lighting fixtures as required by the NEC and local code requirements.
6. The contractor shall furnish and install all the lenses for all the lighting fixtures specified by the architect. All the lighting fixture lenses shall match.
7. The contractor shall test all the lighting fixtures.
8. The contractor shall furnish and install all the lamps as required (all the lamps shall match), verify manufacturer and model with manufacturer's installation instructions and specifications.
9. Do not scale dimensions from these drawings. Refer to the architectural drawings for details and dimensions.
10. The final location of switches, outlets and other devices whall meet all local code requirements (including all ADA requirements)
11. The contractor shall connect all the lighting fixtures, receptacles, equipment and other devices to their corresponding
12. The contractor shall furnish and install new panels and circuit breakers as required by code.
13. The contractor shall test all circuit breakers and shall replace all defective circuit breakers, as required.
14. The contractor shall be responsible for testing all circuits, lighting fixtures, outlets and all other devices for their proper operation (including all grounding).
15. The contractor shall be responsible for scheduling and performing all the tests and inspections required by the local codes and regulations.
16. The contractor shall provide new typewritten panel schedule labels in the panels indicating the circuit numbers, room, area and use designations.
17. The contractor shall upgrade the wiring and conduit sizes and their installation as required by the NEC where required by the actual distance at job site.
18. The contractor shall refer to the manufacturers installation instructions for all the lighting fixtures, receptacles, devices and equipment. The contractor shall furnish and install all the hardware parts and accessories required for their proper installation and operation (including all the parts, accessories and safety devices required by code).
19. The contractor shall provide all the grounding conductors and grounding connectors as required by the NEC and local code requirements.
20. The contractor shall provide engraved plastic identification labels with 1/2" high lettering white on black background for the panel, fused disconnect switches and meter.
21. All the wires shall be copper with 600 volt insulation type "THHN" or "THWN", unless otherwise noted.
22. All the lighting fixtures, receptacles, devices, wiring, equipment and their installation shall meet all the NEC and local code requirements.
23. The contractor shall refer to all the drawings, details and specifications related to this project for additional requirements (includeing the base building design drawings, the owner's specifications and installation requirements)
24. The contractor shall install all the wiring concealed in the partitions and above the ceiling, unless otherwise specified.
25. The contractor shall coordinate all the electrical work with all the field conditions at the job site and the other trades involved.
26. The contractor shall restore ll areas affected by his work to their original condition as required by the building owner's representative.
27. The contracto shall balance all the loads at the panels. 28. All wiring (including conduit and junction boxe) shall be color coded and labeled as required by NEC and local code requirements.
29. All work and installation shown on these drawings shall be done by a licensed contractor with experience in the type of work required for this project.
30. The contractor shall submit cut sheets and specifications for all the lighting fixtures (and lamps) for approval by the architect or owner before purchasing and/or installing them.
31. The contractor shall submit cut-sheets and specifications for all the power, telephone and data receptcles, outlets for approval by the architect before purchasing or installing them.
32. The contractor shall coordinate the manufacturer model, color and finish for all receptacles, outlets and cover plates with the architer or owner (unless a specific color coding is required by code).
33. All the panel nd circuit breaker capacity ratings and their construction shall meet all the NEC and local code requirements.
34. The contractor shall upgrade the wiring sizes, conduit sizes, junction boxes and their installation according to the type of construction and occupancy classification requirements for this project.
35. The contractor shall coordinate all work shown on these drawings with the base building design and building owner's representative.
36. The contractor shall trace, identify, and label all circuits.
37. The contractor shall include in his scope of work furnishing and installing the meter and the necessary documents, applications for service for the electric utility comany to provide an operating electric service before the space is occupied.
38. The contractor shall identify all the circuit breakers not being used as spares.
39. The contractor shall modify and rearrange the circuits at the panel as required to accomodate all the circuits and loads.
40. Coordinate the location and installation of the exit signs lighting fixtures at the job site, where required by code
41. The contractor shall include in his scope of work providing temporary power and lighting during construction.
42. The emergency lights and exit sign lighting fixtures equipped with battery back up systems shall be connected per NEC and local code requirements.
43. Disconnect and remove temporary lighting, power and temporary HVAC power connections when work is completed.
44. Refer to HVAC equipment installation instructions and specifications for power voltage and wiring instructions before installation. provide power feeders and overcurrent protection as required by the manufacturer, NEC and local codes.
45. Telephone/Data systems design are not part of this design. Coordinate with Telephone/Data systems installer as required.
46. Provide plaster ring and pull string for all telephone/data outlets.
47. Security system design is not part of this sytem. Coordinate with security system installer as required.
48. Use #10 wiring for emergency lighting circuits.

ALL RECEPTACLES NOT PROTECTED BY GFCI OR DEDICATED TO APPLIANCES TO BE AFCI PROTECTED. TYPICAL ALL.

IN ORDER TO COMPLY WITH R404.1 100% OF PERMANTENTLY INSTALLED FIXTURES TO RECEIVE HIGH EFFICACY LAMPS. SEE SPECIFICATIONS FOR MANUFACTURER AND MODEL OF LED BULBS TO BE INSTALLED ON THE PROJECT.

ELECTRICAL SYMBOL LEGEND

- $3 SWITCH - 3 WAY
- $ BASIC SWITCH
- DUPLEX OUTLET
- QUADUPLEX OUTLET
- EXHAUST FAN
- (W) LIGHT FIXTURE - WALL MOUNTED
- (R) LIGHT FIXTURE - RECESSED CEILING
- (P) LIGHT FIXTURE - PENDANT
- (PC) LIGHT FIXTURE - PULL CHAIN
- LIGHT FIXTURE W/MOTION SENSOR - EXTERIOR
- SM LIGHT FIXTURE - SURFACE MOUNT
- UCL UNDER CABINET LIGHTING
- (T) THERMOSTAT
- (S) SMOKE & CARBON MONOXIDE DETECTOR ALARM
- (GD) GARBAGE DISPOSAL
- DATA
- CEILING FAN

N

0' 1' 2' 4' 8'

ileana schinder ARQ
Ileana Schinder, Architect
Ileana Schinder, PLLC
ile@ileanaschinder.com - 202.431.6760
6316 2nd Street NW - Washington DC 20011

Additional Dwelling Unit

4826 Eastern Ave NE
Washington, DC 20011

CERTIFICATE OF ATTESTATION
I am responsible for determining that the architectural designs included in this application are in compliance with all laws and regulations of the District of Columbia. I have personally prepared, or directly supervised the development of, the architectural designs included in this application

Ileana Schinder, Architect

DC Architecture License #ARC102348 Expiration 04/30/2026

DISTRICT OF COLUMBIA · ILEANA SCHINDER · ARC102348 · REGISTERED · ARCHITECT

02/10/2025

No.	Description	Date

ELECTRICAL SHEET

Project number	240705
Date	02/10/2025
Scale	As indicated

E0100

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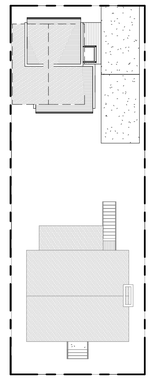


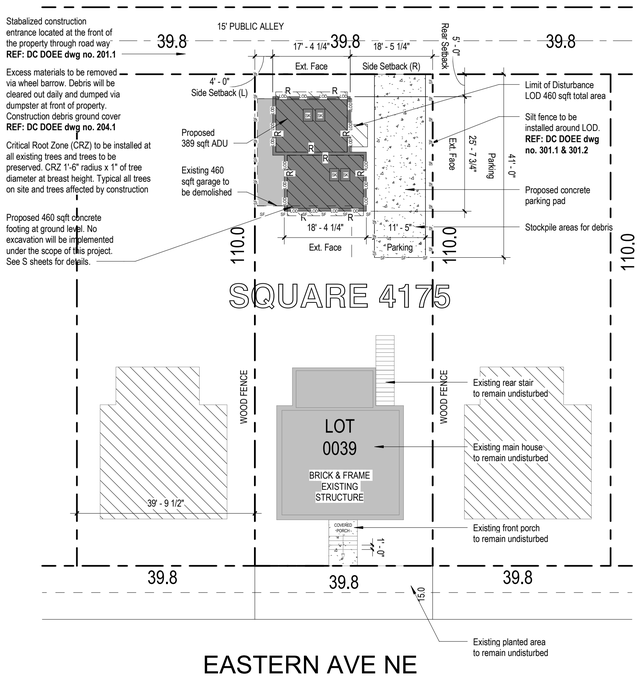
PROJECT RESIDENCE AREA
NATURAL AREA
PROPOSED IMPERVIOUS AREA
PROPOSED COMPACTED AREA
BMP

LOD is more than 50 SF

There will be no excavation at any level inside the residence.

EXCAVATION DETAILS	LAND COVER (SQUARE FEET)				VOLUME (CUBIC YARDS)	
	NATURAL	IMPERVIOUS	COMPACTED	BMP	EXCAVATED	FILLED
TOTAL POST PROJECT AREA	N/A	218.90 SQFT	3283.50 SQFT	0 SQFT	N/A	N/A
TOTAL PRE PROJECT AREA	N/A	131.34 SQFT	2889.48 SQFT	0 SQFT	N/A	N/A

E3 Site ESC
3/64" = 1'-0"



E1 ESC0100 - SITE
1/16" = 1'-0"

DDOT Tops - Permit Location Information	
Address:	4826 EASTERN AVE
Quadrant:	NORTHEAST
Zip Code:	20017
SSL	4175 / 0039
Zone	R-1-B
Ward	5
ROW Total:	57'-0"
ROW Sidewalk 1:	NORTH
Sidewalk 1 Width:	0'-0"
ROW Parking 1:	NORTH
Parking 1 Width:	6'-0"

NEIGHBOR PROPERTY
PROJECT PROPERTY - PROPOSED
PROJECT PROPERTY - EXISTING
PROJECT PROPERTY - DEMO
PROJECT PROPERTY - ROOF
IMPERVIOUS AREA
LANDSCAPE AREA
LIMIT OF DISTUBANCE
SILT FENCE

NORTH

DDOT Tree Protection Notes

The contractor must adhere to the following tree/tree space protection conditions:
All protection measures and excavation operations shall comply with the current version of the District Department of Transportation Standard Specifications for Highways and Structures (Gold Book) – Sections 207.03, 608.07 and 608.08 and DDOT Standard Drawings 608.10, 608.11, and 608.12 * Trees within or directly adjacent to the limits of work must be protected with 6 ft. tall chain link fence to the extent of the tree box (minimum 4 ft. x 9 ft.) or to the critical root zone in a planting strip/open space; refer to the uploaded diagram. If the tree is on a slope, multi-stemmed and/or splits below 4.5 feet, please refer to the following link for measuring DBH - http://www.phytosphere.com/treeord/measuringdbh.htm * None of the following shall occur within the critical root zone of a tree: alteration or disturbance to existing grade, staging/storage of construction materials, equipment, soil, or debris; disposal of any liquids e.g. concrete, gas, oil, paint; and blacktop, and trenching. * Install only trenchless silt/super silt fence methods within the critical root zone of a tree; trenchless methods such as Filter logs, Silt Soxx or an approved equivalent shall be used. * No heavy equipment shall be used to excavate within the critical root zone. Excavations shall proceed with care by use of hand tools or equipment that will not cause injury to tree trunks, branches, and roots. * No roots greater than two (2) inches in diameter shall be cut without an Arborists permission. Exposed roots 2 inches and larger in diameter shall be wrapped in burlap or other approved material and kept moist at all times. * If for any reason the scope of the project requires work to be performed within the fenced protection zone, the permit holder must call the District Department of Transportation's Urban Forestry Division (UFD) at 202-671-5133 to receive clearance to continue the conflicting work. DDOT Ward Arborist Joel Conlon, joel.conlon@dc.gov or 202-357-4118

TREE PROTECTION NOTES:

1. ALL EXISTING STREET TREES, TO REMAIN WITHIN A WORK ZONE UNTIL A PROJECT IS COMPLETED, REQUIRE THE FOLLOWING AS TREE PROTECTION. IF FOR ANY REASON THE SCOPE OF THE PROJECT REQUIRES WORK TO BE PERFORMED WITHIN THE FENCED PROTECTION ZONE, THE PERMIT HOLDER MUST CONTACT THE DISTRICT DEPARTMENT OF TRANSPORTATION'S URBAN FORESTRY ADMINSTRATION (UFAI AT 202-671-5133 BEFORE ENTERING.
   - SIX (61 FOOT TALL CHAIN LINK FENCING ON ALL SIDES.
   - INSTALL FENCING PRIOR TO AND MAINTAIN THROUGHOUT CONSTRUCTION, REMOVING ONLY AT THE END OF THE PROJECT.
   - FENCING SHALL PROTECT AN AREA NO SMALLER THAN FOUR (4) FEET BY NINE 19) FEET, CENTERED ON THE TREE, OR ENCLOSE MULTIPLE STREET TREES WHEN IN A CONTINUOUS, OPEN TREE PLANTING SPACE AND SITE ACCESS ALLOWS.
   - FENCING SHALL HAVE VERTICAL AND HORIZONTAL SUPPORT RAILLINGS TO DECREASE FLEXIBILITY AND PREVENT SAGGING.
   - FENCE POSTS SHALL BE ANCHORED IN THE GROUND TO PREVENT MOVEMENT AND PROVIDE A SECURE BARRIER.
   - A MINIMUM OF TWO C2I DDOT /UFA STANDARD TREE PRESERVATION SIGNS SHALL BE MOUNTED ON THE FENCE OF EACH ENCLOSED TREE PROTECTION AREA.

2. NO INS TALLATION OF SILT FENCE/SUPER SILT FENCE, TRENCHING, ALTERATION OR DISTURBANCE TO EXISTING GRADE; STAGING/STORAGE OF CONSTRUCTION MATERIALS, EQUIPMENT, SOIL, OR DEBRIS; DISPOSAL OF ANY MATERIALS SUCH AS CONCRETE. GAS, OIL, PAINT, OR BLACKTOP IS ALLOWED WITHIN THE FENCED TREE PROTECTION ZONE.

3. EXCAVATIONS WITHIN THE DRIP LINE SHALL PROCEED WITH CARE BY USE OF HAND TOOLS.
THE DRIPLINE IS DEFINED AS THE GROUND AREA UNDER THE CANOPY OF THE TREE.

4. NO ROOTS LARGER THAN TWO C2I INCHES IN DIAMETER ARE TO BE CUT WITHOUT UFA PERMISSION.

5. EXPOSED ROOTS TWO 12) INCHES AND LARGER IN DIAMETER SHALL BE WRAPPED IN BURLAP
OR OTHER APPROVED MATERIAL AND KEPT MOIST AT ALL TIMES.

6. TREES THAT ARE PROTECTED ARE TO BE WATERED EVERY TEN (IOI DAYS FROM APRIL THROUGH SEPTEMBER.

7. SECTION 6D8.07 - TREE PROTECTION AND 608.08 - TREE ROOT PRTOECTION OF THE 2D13 DISTRICT DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAYS AND
STRUCTURES WILL APPLY SHOULD ANY DAMAGE OCCUR TO THE EXISTING STREET TREES.

8. ANY FINES RELATED TO DAMAGE TO A STREET TREE ON A JOB SITE SHALL BE THE RESPONSIBILITY OF THE PERMIT HOLDER.

9. FOR ANY QUESTIONS, CALL DDOT URBAN FORESTRY ADMINISTRATION AT 202-671-5133.

PROJECT DESCRIPTION

The project at the Perry residence involves an interior renovation at all levels and an exterior rear addition at the main and second level. The rear addition will hold the renovated kitchen and a new bedroom. The interior renovation will include two new full bathrooms.

Structure: Two-story read addition, and rearrangement of interior partition walls.
Plumbing: Two new full baths at the main and second levls. Plumbing fixtures at existing kitchen and bathrooms to be removed and replaced with new.
Mechanical: Extend ductwork to rear addition and new exhaust fans at new bathrooms.
Electrical: Rearrangement of existing electrical switches and plugs to accommodate new design layout.
Exterior Envelope: Two-story rear addition, addition and replacement of some exterior doors and windows.
Building Footprint: Two-story 240 sqft rear addition.
Change of Use: No alteration.

PROJECT SITE

DC DOEE 301.2 - SILT FENCE 2

TABLE 3.1: SILT FENCE SLOPE LENGTH AND FENCE LENGTH CONSTRAINTS

SLOPE STEEPNESS	SLOPE LENGTH (MAX.) (FT.)	SILT FENCE LENGTH (MAX.) (FT.)
Flatter than 50:1 (2%)	UNLIMITED	UNLIMITED
> 50"1 to 10: 1 (2% to 10%)	125	1,000
> 10:1 to 5:1 (10% to 20%)	100	750
> 5:1 to 3:1 (20% to 33%)	60	500
> 3:1 to 2:1 (33% to 50%)	40	250
> 2:1 (> 50%)	20	125

"NOTE"

1. IN AREAS OF LESS THAN 2% SLOPE AND SANDY SOILS (USDA GENERAL CLASSIFICATION SYMSTEM, SOIL CLASS A) MAXIMUM SLOPE LENGTH AND SILT FENCE LENGTH WILL BE UNLIMITED. IN THESE AREAS A SILT FENCE MAY BE THE ONLY PERIMETER CONTROL REQUIRED.

2. TO AVOID CIRCUMVENTION, EXTEND THE ENDS OF THE SILT FENCE UPSLOPE TO PREVENT WATER AND SEDIMENT FROM FLOWING AROUND THE ENDS OF THE FENCE.

DUST CONTROL - SPECIFICATIONS

9.1.1 Definition
Controlling dust blowing and movement on construction sites and roads.
9.1.2 Purpose
To prevent or reduce the blowing and movement of dust from disturbed soil surfaces that may create off-site damage, health hazards, and traffic safety problems.
9.1.3 Conditions Where Practice Applies
This practice is applicable to areas subject to dust blowing and movement where on and off-site nuisance dust damage is likely without treatment.
9.1.4 Design Criteria
When designing a dust control plan for a site, the amount of soil exposed will dictate the quantity of dust generation and transport. Therefore, construction sequencing and disturbing only small areas at a time can greatly reduce problematic dust from a site. If land should be disturbed, additional temporary stabilization measures should be considered prior to disturbance.
9.1.5 Construction Specifications
Temporary Methods
5. Mulches – See standard 2.7 Mulching. Chemical or wood cellulose fiber binders must be used instead of asphalt to bind mulch material.
6. Vegetative Cover – See standard 2.10 Vegetative Stabilization.
7. Spray-on Adhesives – Use on mineral soils (not effective on muck soils). These are generally synthetic materials that are applied to the soil surface to act as binding agents. Asphalt-based and coal tar-based materials are no longer accepted. Keep traffic off these areas once they have been treated. The following table may be used for general guidance.
8. Tillage – This is an emergency temporary practice that will scarify the soil surface and prevent or reduce the amount of blowing dust until a more appropriate solution can be implemented. Begin the tillage operation on the windward side of site. Use a chisel-type plows to produce the best results.
9. Sprinkling – This is the most commonly used dust control practice. The site is sprinkled with water until the surface is moist and repeated as needed. This practice can be particularly effective for road construction and other traffic routes. The site must not be sprinkled to the point that runoff occurs.
10. Barriers – Solid board fences, snow fences, burlap fences, straw bales, crate walls, or similar materials can be used to control air currents and soil blowing.
11. Calcium Chloride – Can be applied as flakes or granular material with a mechanical spreader at a rate that will keep the soil surface moist but not so high as to cause water pollution or plant damage. Can be reapplied as necessary.

SEQUENCE OF CONSTRUCTION

The implementation and maintenance of controls during construction shall include the various stages of earth disturbance at the project site. All erosion and sediment controls shall be planned and installed prior to earth disturbance and in accordance with the requirements of the District's Stormwater Management Regulations; Section 542.9.

Interim and permanent stabilization controls shall be installed to maintain and stabilize areas of earth disturbance both exposed and unexposed during the phases of construction. The contractor shall conduct operations of temporary and permanent stabilization methods and maintenance of the project site to reduce erosion and sediment risks.

SEQUENCE OVERVIEW

(A) Clear and grub the project area prior to the installation of temporary and/or interim stabilization methods and perimeter controls.
(B) The contractor shall install perimeter controls (i.e. silt fence) to ensure areas of earth disturbance remain within the project site, and erosion and sediment risks are reduced.
(C) If applicable; Identify and mark all areas that require further clearing and grubbing within the perimeter control area of the project site. Collection and disposal of debris and/or vegetation shall be in accordance with DC DOEE Stormwater Management Regulations.
(D) If applicable; Identify, survey and mark all areas to receive grading. Establish the required density, stability, cross-section and slope. Install required drainage features and erosion and sediments controls per approved site plan. Verify all road grading and site grading through field inspections and measurements in accordance with DC DOEE Stormwater Management Regulations.
(E) If applicable; The contractor shall coordinate utility installation with local utility providers. Measures to block or use storm drains, and excavate areas to ensure proper utility installation shall be implemented in accordance with DC DOEE Stormwater Management Regulations.
(F) Include the implementation of landscaping elements, installation of permanent stabilization controls, and establishment of proper long-term site stabilization controls on final grade in accordance with DC DOEE Stormwater Management Regulations.
(G) Monitor site conditions to ensure all temporary, interim and permanent stabilization controls are in accordance with code. Temporary and interim controls shall be removed in areas where permanent controls have been established and implemented. Disposal of stabilization control debris and materials shall be in accordance with DC DOEE Stormwater Management Regulations.

DOEE SOIL EROSION AND SEDIMENT CONTROL PLAN GENERAL NOTES

1. Following initial land disturbance or re-disturbance, permanent or interim stabilization must be completed within seven (7) calendar days for the surfaces of all perimeter controls, dikes, swales, ditches, perimeter slopes, and slopes greater than three (3) horizontal to one (1) vertical (3:1); and fourteen (14) days for all other disturbed or graded areas on the project site. These requirements do not apply to areas shown on the plan that are used for material storage other than stockpiling, or for those areas on the plan where actual construction activities are being performed. Maintenance shall be performed as necessary so that stabilized areas continuously meet the appropriate requirements of the District of Columbia Standards and Specifications for Soil Erosion and Sediment Control (ESC). [21 DCMR § 542.9 (o)]

2. ESC measures shall be in place before and during land disturbance. [21 DCRM § 543.6]

3. Contact DOEE Inspection (202) 535-2977 to schedule a preconstruction meeting at least three (3) business days before the commencement of a land-disturbing activity. [21 DCMR § 503.7 (a)]

4. A copy of the approved plan set will be maintained at the construction site from the date that construction activities begin to the date of final stabilization and will be available for DOEE inspectors. [21 DCMR § 542.15]

5. ESC measures shall be in place to stabilize an exposed area as soon as practicable after construction activity has temporarily or permanently ceased but no later than fourteen (14) days following cessation, except that temporary or permanent stabilization shall be in place at the end of each day of underground utility work that is not contained within a larger development site. [21 DCMR § 543.7]

6. Stockpiled material being actively used during a phase of construction shall be protected against erosion by establishing and maintaining perimeter controls around the stockpile. [21 DCMR § 543.16 (a)]

7. Stockpiled material not being actively used or added to shall be stabilized with mulch, temporary vegetation, hydroseed or plastic within fifteen (15) calendar days after its last use or addition. [21 DCMR § 543.16 (b)]

8. Fill material must be free of contamination levels of any pollutant that is, or may be considered to represent, a possible health hazard to the public or may be detrimental to surface or ground water quality, or which may cause damage to property or the drainage system. All fill material must be free of hazardous materials and comply with all applicable District and federal regulations.

9. Protect best management practices from sedimentation and other damage during construction for proper post construction operation. [21 DCMR § 543.5]

10. Request a DOEE inspector's approval after the installation of perimeter erosion and sediment controls, but before proceeding with any other earth disturbance or grading. [21 DCMR § 542.12 (a)]

11. Request a DOEE inspector's approval after final stabilization of the site and before the removal of erosion and sediment controls. [21 DCMR § 542.12 (b)]

12. Final stabilization means that all land-disturbing activities at the site have been completed and either of the following two criteria have been met: (1) a uniform (for example, evenly distributed, without large bare areas) perennial vegetative cover with a density of seventy percent (70%) of the native background vegetative cover for the area has been established on all unpaved areas and areas not covered by permanent structures, or (2) equivalent permanent stabilization measures have been employed (such as the use of riprap, gabions, or geotextiles). [21 DCMR § 542.12 (b.1, b.2)]

13. Follow the requirements of the United States Environmental Protection Agency approved Stormwater Pollution Prevention Plan (SWPPP) and maintain a legible copy of this SWPPP on site. [21 DCMR § 543.10 (b)]

14. Post a sign that notifies the public to contact DOEE in the event of erosion or other pollution. The sign will be placed at each entrance to the site or as directed by the DOEE inspector. Each sign will be no less than 18 x 24 inches in size and made of materials that will withstand weather for the duration of the project. Lettering will be at least 1 inch in height and easily readable by the public from a distance of twelve feet (12 ft). The sign must direct the public, in substantially the following form: "To Report Erosion, Runoff, or Stormwater Pollution" and will provide the construction site address, DOEE's telephone number (202-535-2977), DOEE's e-mail address (IIEB.scheduling@dc.gov), and the 311 mobile app heading ("Construction-Erosion Runoff"). [21 DCMR § 543.22]

IF A SITE DISTURBS 5,000 SQFT OF LAND OR GREATER, THE ESC PLAN MUST CONTAIN THE FOLLOWING STATEMENT:

15. A Responsible Person must be present or available while the site is in a land-disturbing phase. The Responsible Person is charged with being available to (a) inspect the site and its ESC measures at least once biweekly and after a rainfall event to identify and remedy each potential or actual erosion problem, (b) respond to each potential or actual erosion problem identified by construction personnel, and (c) speak on site with DOEE to remedy each potential or actual erosion problem. A Responsible Person shall be (a) licensed in the District of Columbia as a civil or geotechnical engineer, a land surveyor, or architect; or (b) certified through a training program that DOEE approves, including a course on erosion control provided by another jurisdiction or professional association. During construction, the Responsible Person shall keep on site proof of professional licensing or of successful completion of a DOEE-approved training program. [21 DCMR § 547]

CONSTRUCTION SPECIFICATIONS - PIPE SLOPE DRAIN

1. THE PIPE SLOPE DRAIN (PSD) SHALL HAVE A SLOPE OF 3 PERCENT OR STEEPER.
2. THE TOP OF THE EARTH DIKE OVER THE INLET PIPE SHALL BE AT LEAST TWICE THE PIPE DIAMETER MEASURED AT THE INVERT OF THE PIPE
3. FLEXIBLE TUBING IS PREFERRED. HOWEVER, CORRUGATED METAL PIPE OR EQUIVALENT PVC PIPE CAN BE USED.
4. A FLARED AND SECTION SHALL BE ATTACHED TO THE INLET END OF PIPE WITH A WATERTIGHT CONNECTION. GEOTEXTILE CLASS E OR BETTER SHALL BE PLACED UNDER THE INLET OF THE PIPE SLOPE DRAIN AND SHALL EXTEND OUT 5 FEET FROM THE INLET. THE GEOTEXTLE FABRIC SHALL BE KEYED IN ON ALL SIDES.
5. THE PIPE SLOPE DRAIN SHALL BE SECURELY ANCHORED TO THE SLOPE. SPACING FOR ANCHORS SHALL BE AS PROVIDED BY MANUFACTURER'S SPECIFICATION. IN NO CASE SHALL LESS THAN TWO (2) ANCHORS BE PROVIDED, EQUALLY SPACED ALONG THE LENGTH OF PIPE. THESE DETAILS SHOULD BE PROVIDED BY PIPE SUPPLIERS
6. THE SOIL AROUND AND UNDER THE PIPE AND END SECTION SHALL BE HAND TAMPED IN 4-INCH LIFTS TO THE TOP OF THE EARTH DIKE.
7. ALL PIPE CONNECTIONS SHALL BE WATERTIGHT.
8. WHENEVER POSSIBLE WHERE A PSD DRAINS AN UNISTABILIZED AREA, IT SHALL OUTLET INTO A SEDIMENT TRAP OR BASIN. IF THIS IS NOT POSSIBLE THEN THE SLOPE DRAIN WILL DISCHARGE INTO A STABLE CONVEYANCE THAT LEADS TO A SEDIMENT TRAP OR BASIN. WHEN DISCHARGING INTO A TRAP OR BASIN THE PSD SHALL DISCHARGE AT THE SAME ELEVATION AS THE WET POOL ELEVATION. THE DISCHARGE FROM THE PSD MUST BE AS FAR AWAY FROM THE SEDIMENT CONTROL OUTLET AS POSSIBLE.
9. WHEN THE DRAINAGE AREA IS STABILIZED, THE PSD SHALL DISCHARGE ONTO A STABILIZED AREA AT A NON-EROSIVE VELOCITY. 4-INCH TO 7-INCH STONE UNDERLAIN WITH GEOTEXTILE CLASS SE SHALL BE EMPLOYED AS NECESSARY. SEE 5.1 ROCK OUTLET PROTECTION.
10. INSPECTION AND ANY REQUIRED MAINTENANCE SHALL BE PERFORMED PERIODICALLY AND AFTER EACH RAIN EVENT.
11. THE INLET MUST BE KEPT OPEN AT ALL TIMES

SEQUENCE OF CONSTRUCTION

1. DISTURBED AREA (SQFT): **460 SQFT**
2. VOLUME OF EXCAVATION: **N/A. SLAB ON GRADE**
3. METHOD OF REMOVAL: EXCAVATION SPOILS SHALL BE REMOVED VIA WHEELBARROW THROUGH EXISTING PEDESTRIAN PAD TO
DUMPSTER IN PARKING PAD WITHIN LIMITS OF PROJECT PROPERTY. PATHWAYS SHALL BE SWEPT DAILY. OTHER DEBRIS SHALL
BE BAGGED AS APPROPRIATE AND CARRIED TO TRUCKS FOR REMOVAL ON A DAILY BASIS.
4. THE CONTRACTOR SHALL CONDUCT OPERATIONS AND MAINTAIN THE PROJECT SITE AS TO MINIMIZE THE CREATION AND
DISPERSION OF DUST.
5. DUST CONTROL SHALL AND ALL OTHER EROSION AND SEDIMENTION CONTROL SHALL BE USED THROUGHOUT THE WORK AT THE
SITE.

****Sequence of Construction to be in accordance with the requirements of the District's Stormwater Management Regulations Section 542.9****

SCALE 3/16" = 1'-0"
0' 1' 2' 4' 8'

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Additional Dwelling Unit

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CERTIFICATE OF ATTESTATION
I am responsible for determining that the architectural designs included in this application are in compliance with all laws and regulations of the District of Columbia. I have personally prepared, or directly supervised the development of, the architectural designs included in this application

Ileana Schinder, Architect

DC Architecture License #ARC102348 Expiration 04/30/2026

DISTRICT OF COLUMBIA
ILEANA SCHINDER
ARC102348
REGISTERED
ARCHITECT

02/10/2025

No.	Description	Date

EROSION AND SEDIMENT CONTROL

Project number	240705
Date	02/10/2025
Scale	As indicated

ESC0100

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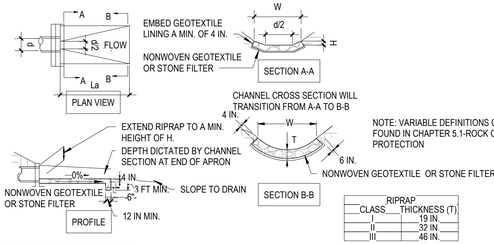


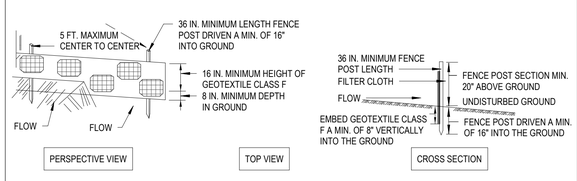
NOTE: VARIABLE DEFINITIONS CAN BE FOUND IN CHAPTER 5.1-ROCK OUTLET PROTECTION

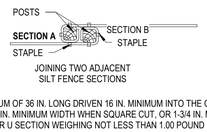
RIPRAP	
CLASS	THICKNESS (T)
I	19 IN.
II	32 IN.
III	46 IN.

CONSTRUCTION SPECIFICATIONS

1. PREPARE THE SUBGRADE FOR THE RIPRAP TO THE REQUIRED LINES AND GRADES. COMPACT ANY FILL REQUIRED IN THE SUBGRADE TO A DENSITY OF APPROXIMATELY THAT OF THE SURROUNDING UNDISTURBED MATERIAL.
2. CONFORM THE ROCK OR GRAVEL TO THE SPECIFIED GRADING LIMITS WHEN INSTALLED IN THE RIPRAP.
3. USE FILTER STONE OR NONWOVEN GEOTEXTILE AS SPECIFIED AND PROTECT FROM PUNCHING, CUTTING, OR TEARING. REPAIR ANY DAMAGE OTHER THAN AN OCCASIONAL SMALL HOLE BY PLACING ANOTHER PIECE OF GEOTEXTILE FABRIC OVER THE DAMAGED PART OR BY COMPLETELY REPLACING THE GEOTEXTILE FABRIC. ALL OVERLAPS WHETHER FOR REPAIRS OR FOR JOINING TWO PIECES OF GEOTEXTILE FABRIC MUST BE A MINIMUM OF 1 FOOT. EXTEND GEOTEXTILE AT LEAST 6 INCHES BEYOND EDGES OF RIPRAP AND EMBED AT LEAST 4 INCHES AT SIDES OF RIPRAP.
4. STONE FOR THE RIPRAP OUTLETS MAY BE PLACED BY EQUIPMENT. CONSTRUCT THE OUTLETS TO THE FULL COURSE THICKNESS IN ONE OPERATION AND IN SUCH A MANNER AS TO AVOID DISPLACEMENT OF UNDERLYING MATERIALS. DELIVER AND PLACE THE STONE FOR RIPRAP IN A MANNER THAT WILL ENSURE THAT IT IS REASONABLY HOMOGENOUS WITH THE SMALLER STONES AND SPALLS FILLING THE VOIDS BETWEEN THE LARGER STONES. PLACE RIPRAP IN A MANNER THAT PREVENTS DAMAGE TO THE FILTER BLANKET OR GEOTEXTILE FABRIC. HAND PLACEMENT WILL BE REQUIRED TO THE EXTENT NECESSARY TO PREVENT DAMAGE TO THE PERMANENT WORKS.
5. PLACE THE STONE SO THAT IT BLENDS IN WITH THE EXISTING GROUND. IF THE STONE IS PLACED TOO HIGH THEN FLOW WILL BE FORCED OUT OF THE CHANNEL AND SCOUR ADJACENT TO THE STONE WILL OCCUR.

ROCK OUTLET PROTECTION

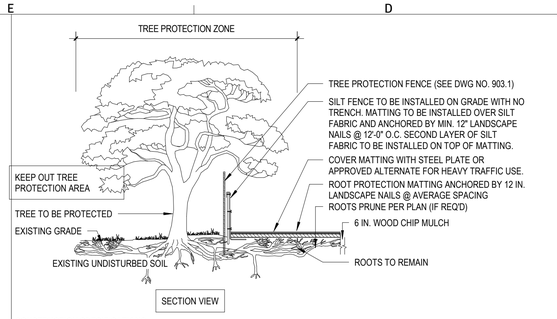




CONSTRUCTION SPECIFICATIONS

1. FENCE POSTS MUST BE A MINIMUM OF 36 IN. LONG DRIVEN 16 IN. MINIMUM INTO THE GROUND. WOOD POSTS MUST BE OF SOUND QUALITY HARDWOOD WITH 1-1/2 IN. MINIMUM WIDTH WHEN SQUARE CUT, OR 1-3/4 IN. MINIMUM DIAMETER WHEN ROUND. STEEL POSTS MUST BE STANDARD T OR U SECTION WEIGHING NOT LESS THAN 1.00 POUND PER LINEAR FOOT.
2. FASTEN GEOTEXTILE SECURELY TO EACH FENCE POST WITH WIRE TIES OR STAPLES AT TOP AND MID-SECTION. GEOTEXTILE MUST MEET THE FOLLOWING REQUIREMENTS (GEOTEXTILE CLASS F).
3. WHERE ENDS OF GEOTEXTILE FABRIC COME TOGETHER, OVERLAP, FOLD, AND STAPLE THEM TO PREVENT SEDIMENT BYPASS.
4. INSPECT SILT FENCE AFTER EACH RAINFALL EVENT, AT LEAST DAILY DURING SUSTAINED RAINFALL EVENTS, AND MAINTAIN WHEN BULGES OCCUR OR WHEN SEDIMENT ACCUMULATION REACHES 30% OF THE FABRIC HEIGHT.

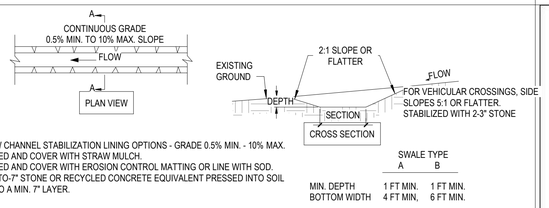
SILT FENCE



CONSTRUCTION SPECIFICATIONS

1. MATTING MATERIAL MUST BE DOUBLE SIDED GEOCOMPOSITE, GEONET CORE WITH NON-WOVEN COVERING (SUCH AS TENSAR ROADRAIN RD7) OR APPROVED EQUIVALENT.
2. INSTALL ROOT PROTECTION MATTING BY A CERTIFIED ARBORIST.
3. TO BE USED FOR DESIGNATED TEMPORARY CONSTRUCTION ACCESS AND STOCKPILE AREAS.
4. PLACE MATTING ON 6 IN. WOOD CHIP MULCH UNLESS OTHERWISE DIRECTED.
5. FOR HEAVY TRAFFIC AREAS, COVER MATTING WITH STEEL PLATES.

TREE ROOT PROTECTION WITH SILT FENCE



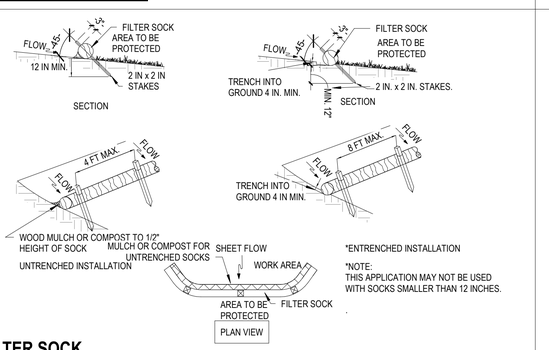
FLOW CHANNEL STABILIZATION LINING OPTIONS - GRADE 0.5% MIN. - 10% MAX.
1. SEED AND COVER WITH STRAW MULCH.
2. SEED AND COVER WITH EROSION CONTROL MATTING OR LINE WITH SOD.
3. 4"-TO-7" STONE OR RECYCLED CONCRETE EQUIVALENT PRESSED INTO SOIL INTO A MIN. 7" LAYER.

	SWALE TYPE A	SWALE TYPE B
MIN. DEPTH	1 FT MIN.	1 FT MIN.
BOTTOM WIDTH	4 FT MIN,	6 FT MIN.

CONSTRUCTION SPECIFICATIONS

1. ALL TEMPORARY SWALES MUST HAVE UNINTERRUPTED POSITIVE GRADE TO AN OUTLET. SWALES HAVING LONGITUDINAL SLOPES FLATTER THAN 1% SHOULD HAVE SPOT ELEVATIONS ALONG THE FLOW LINE.
2. CONVEY DIVERTED RUNOFF FROM DISTURBED AREAS TO A SEDIMENT TRAPPING DEVICE.
3. OUTLET DIVERTED RUNOFF FROM AN UNDISTURBED AREA DIRECTLY INTO AN UNDISTURBED STABILIZED AREA AT A NON-EROSIVE VELOCITY (4'-0" PER SECOND FOR WELL-ESTABLISHED TURFGRASS)
4. REMOVE AND DISPOSE OF ALL TREES, BRUSH, STUMPS, OBSTRUCTIONS, AND OTHER OBJECTIONABLE MATERIAL SO AS NOT TO INTERFERE WITH THE PROPER FUNCTIONING OF THE SWALE FLOW CHANNEL.
5. EXCAVATE OR SHAPE THE SWALE TO LINE, GRADE AND CROSS SECTION AS REQUIRED TO MEET THE CRITERIA SPECIFIED HEREIN AND BE FREE OF BANK PROJECTIONS OR OTHER IRREGULATIRIES THAT WILL IMPEDE NORMAL FLOW.
6. COMPACT FILL, IF NECESSARY, BY EARTH MVING EQUIPMENT IN MAX 12" LIFTS.
7. PLACE ALL EARTH REMOVED AND NOT NEEDED FOR CONSTRUCTION SO THAT IT WILL NOT INTERFERE WITH THE FUNCTIONING OF THE SWALE FLOW CHANNEL.
8. FOR VEHICLE OR MACHINE CROSSINGS REDUCE THE SIDE SLOPES OF THE SWALE TO 5:1 HORIZONTAL TO VERTIAL AND TO 2"-TO-3" STONE MUST BE PLACED AT LEAST 6" DEEP OVER A LAYER OF CLASS SD TYPE I OR PE TYPE I NON-WOVEN GEOTEXTILE. IF THE FLOW CHANNEL LINING MATERIAL IS TYPE 3 (4"-TO-8" STONE) THE GEOTEXTILE IS NOT REQUIRED. AND THE 2"-TO-3" STONE MUST BE LAID DIRECTLY ON TOP OF THE 4"-TO-7" STONE LINING. FLOR CHANNEL DEPTH OF 1'-0" MIN. MUST BE MAINTAINED THROUGH CROSS SECTION.

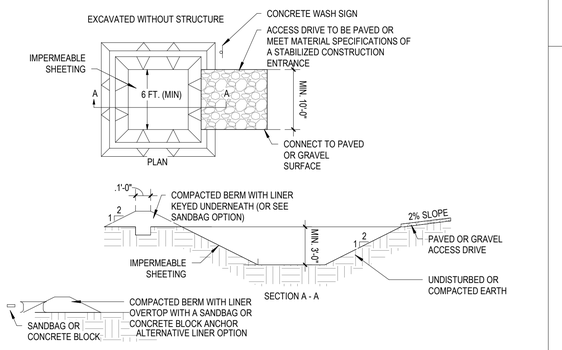
TEMPORARY SWALES



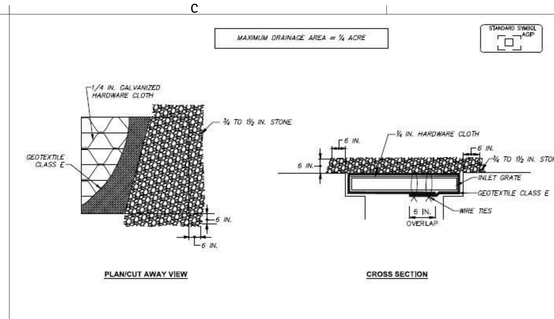
*ENTRENCHED INSTALLATION

*NOTE:
THIS APPLICATION MAY NOT BE USED WITH SOCKS SMALLER THAN 12 INCHES.

FILTER SOCK



ONSITE CONCRETE WASH OUT STRUCTURE



CONSTRUCTION SPECIFICATIONS

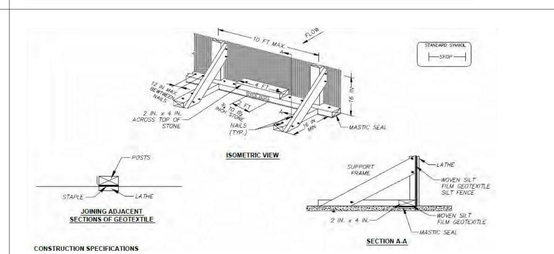
1. LIFT GRATE AND WRAP WITH GEOTEXTILE CLASS E TO COMPLETELY COVER ALL OPENINGS, SECURE WITH WIRE TIES, THEN SET GRATE BACK IN PLACE.
2. PLACE CLEAN ¾ TO 1-½ INCH STONE OR EQUIVALENT RECYCLED CONCRETE, 4 TO 6 INCHES THICK ON THE GRATE TO SECURE THE FABRIC.
3. IF THERE ARE ANY SIGNS OF STREET FLOODING OR WATER PONDING, THIS STRUCTURE MUST BE CLEANED OR REPLACED, OR REDESIGNED WITH A VIABLE ALTERNATIVE.

DWG. NO. 307.2 : AT GRADE INLET PROTECTION / STORM DRAIN INLET PROTECTION

CONSTRUCTION SPECIFICATIONS

1. DURING DEMOLITION, SORT MATERIALS, AND ENSURE THAT MATERIALS USED FOR EROSION CONTROL ARE APPROVED FOR THIS PURPOSE BY THE DESIGN ENGINEER OR THEIR REPRESENTATIVE.
2. ENSURE THAT THE BARE GROUND SURFACE IS DRY AND COMPACTED BEFORE SPREADING THE DEBRIS LAYER.
3. SPREAD AND COMPACT TO A DEPTH OF 3 TO 4 INCHES.
4. DURING CONSTRUCTION, REPLENISH AND COMPACT THE SURFACE WITH ACCEPTABLE MATERIAL IF THE SURFACE IS DISTURBED, EXPOSING BARE SOIL; OR IF SOIL IS TRACKED INTO THE SURFACE AND MAY BE EXPORTED OFF SITE. AT THE CLOSE OF CONSTRUCTION, PROPERLY DISPOSE OF OR REUSE THE MATERIAL, AS INDICATED ON THE CONSTRUCTION PLANS.

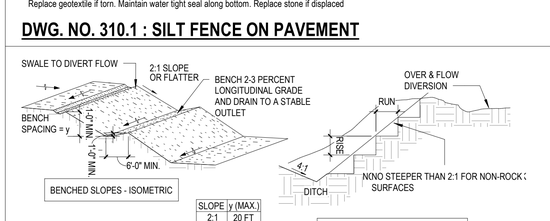
DWG. NO. 204.1 : CONSTRUCTION DEBRIS GROUND COVER



CONSTRUCTION SPECIFICATIONS

1. Use nominal 2-inch by 4-inch lumber.
2. Use woven slit film geotextile, as specified in Appendix A.
3. Space upright supports nor more than 10 feet apart.
4. Provide a 2-foot opening between every set of supports and place stone in the opening over
5. geotextile.
6. Keep silt fence taut and securely staple to the upslope side of upright supports. Extend geotextile under 2 × 4.
7. Where two sections of geotextile adjoin - overlap, fold, and staple to post in accordance with this detail. Attach lathe.
8. Provide a mastic seal between pavement, geotextile, and 2 × 4 to prevent sediment-laden water from escaping beneath silt fence installation.
9. Secure boards to pavement with 40D 5-inch minimum length nails.
10. Remove accumulated sediment and debris when bulges develop in silt fence or when sediment reaches 25% of fence height. Replace geotextile if torn. Maintain water tight seal along bottom. Replace stone if displaced

DWG. NO. 310.1 : SILT FENCE ON PAVEMENT

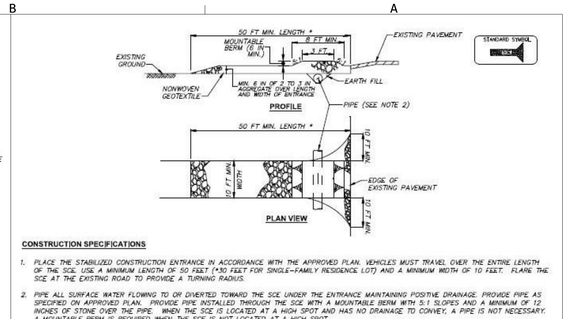


SLOPE	y (MAX.)
2:1	20 FT
3:1	30 FT
4:1	40 FT

CONSTRUCTION SPECIFICATIONS

1. INSTALL PERIMETER CONTROLS, DIVERSION DITCHES, AND OTHER EROSION CONTROL MEASURES BEFORE EXPOSING CUT AND FILL SLOPES.
2. COMPLETE SITE CLEARING AND GRADING IN COMPLIANCE WITH THE CONSTRUCTION SEQUENCE IDENTIFIED ON THE EROSION AND SEDIMENT CONTROL PLAN.
3. PROVIDE EROSION AND SEDIMENT CONTROLS ON ALL TEMPORARY FILL PILES GENERATED DURING CONSTRUCTION.
4. ENSURE THAT ALL SUPPLEMENTAL FILL CREATED DURING THE GRADING PROCESS IS DISPOSED OF PROPERLY.
5. IN CASES WHERE FILL SLOPES OR SOIL PILES CANNOT BE STABILIZED BEFORE THE CLOSE OF THE WORK DAY, UTILIZE TEMPORARY EROSION CONTROL MEASURES SUCH AS PLASTIC SHEETING TO ENSURE THAT SOIL IS NOT EXPOSED.
6. CONFIRM THAT ALL FILLS ARE COMPACTED IN COMPLIANCE WITH THE STANDARDS PRESCRIBED ON THE SITE PLAN.
7. REMOVE TEMPORARY DIVERSIONS AND EROSION CONTROLS ONCE SLOPES HAVE BEEN STABILIZED PERMANENTLY.

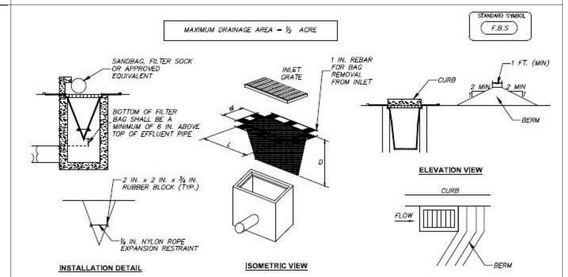
LAND GRADING



CONSTRUCTION SPECIFICATIONS

1. PLACE THE STABILIZED CONSTRUCTION ENTRANCE IN ACCORDANCE WITH THE APPROVED PLAN. VEHICLES MUST TRAVEL OVER THE ENTIRE LENGTH OF THE SCE. USE A MINIMUM LENGTH OF 50 FEET (*50 FEET FOR SINGLE-FAMILY RESIDENCE LOT) AND A MINIMUM WIDTH OF 10 FEET. FLARE THE SCE AT THE EXISTING ROAD TO PROVIDE A TURNING RADIUS.
2. PIPE ALL SURFACE WATER FLOWING TO OR DIVERTED TOWARD THE SCE UNDER THE ENTRANCE MAINTAINING POSITIVE DRAINAGE. PROVIDE PIPE AS SPECIFIED ON APPROVED PLAN. PROVIDE PIPE INSTALLED THROUGH THE SCE WITH A MOUNTABLE BERM WITH 5:1 SLOPES AND A MINIMUM OF 12 INCHES OF STONE OVER THE PIPE. WHEN THE SCE IS LOCATED AT A HIGH SPOT AND HAS NO DRAINAGE TO CONVEY, A PIPE IS NOT NECESSARY. A MOUNTABLE BERM IS REQUIRED WHEN THE SCE IS NOT LOCATED AT A HIGH SPOT.
3. PREPARE SUBGRADE AND PLACE NONWOVEN GEOTEXTILE.
4. PLACE CRUSHED AGGREGATE (2 TO 3 INCHES IN SIZE) OR EQUIVALENT RECYCLED CONCRETE (WITHOUT REBAR) AT LEAST 6 INCHES DEEP OVER THE LENGTH AND WIDTH OF THE SCE.
5. MAINTAIN ENTRANCE IN A CONDITION THAT MINIMIZES TRACKING OF SEDIMENT. ADD STONE OR MAKE OTHER REPAIRS AS CONDITIONS DEMAND TO MAINTAIN CLEAN SURFACE. MOUNTABLE BERM AND SPECIFIED DIMENSIONS. IMMEDIATELY REMOVE STONE AND/OR SEDIMENT SPILLED, DROPPED, OR TRACKED ONTO ADJACENT ROADWAY BY VACUUMING, SCRAPING, AND/OR SWEEPING. WASHING ROADWAY TO REMOVE MUD TRACKED ONTO PAVEMENT IS NOT ACCEPTABLE UNLESS WASH WATER IS DIRECTED TO AN APPROVED SEDIMENT CONTROL PRACTICE.

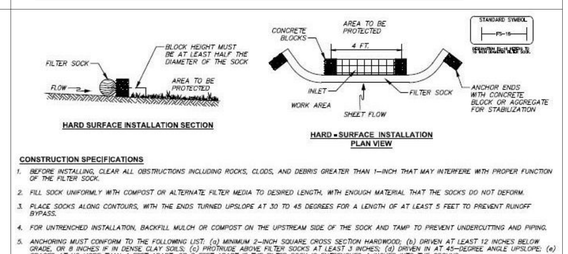
DWG. NO. 201.1 : STABILIZED CONSTRUCTION ENTRANCE



CONSTRUCTION SPECIFICATIONS

1. INSTALL PROPRIETARY FILTER BAG PRODUCTS PER MANUFACTURER'S RECOMMENDATIONS.
2. GEOTEXTILE MUST MEET THE SPECIFICATIONS OUTLINED IN TABLE 3.9– GEOTEXTILE MATERIAL PROPERTIES FOR INLET FILTER BAG.
3. INSPECT FILTER BAGS ON A WEEKLY BASIS OR AFTER EACH RAINFALL EVENT, WHICHEVER IS SOONER.
4. CLEAN FILTER BAGS AND/OR REPLACE WHEN THE BAG IS HALF FULL.
5. REPLACE DAMAGED FILTER BAGS IMMEDIATELY.
6. INITIATE NEEDED REPAIRS IMMEDIATELY AFTER THE INSPECTION.

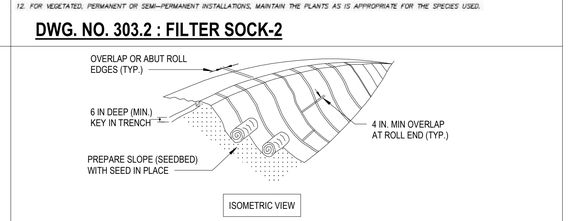
DWG. NO. 309.1 : INLET FILTER BAG CURBED ROADWAY



CONSTRUCTION SPECIFICATIONS

1. BEFORE INSTALLING, CLEAR ALL OBSTRUCTIONS INCLUDING ROCKS, CLODS, AND DEBRIS GREATER THAN 1–INCH THAT MAY INTERFERE WITH PROPER FUNCTION OF THE FILTER SOCK.
2. FILL SOCK UNIFORMLY WITH COMPOST OR ALTERNATE FILTER MEDIA TO DESIRED LENGTH, WITH ENOUGH MATERIAL THAT THE SOCKS DO NOT DEFORM.
3. PLACE SOCKS ALONG CONTOURS, WITH THE ENDS TURNED UPSLOPE AT 30 TO 45 DEGREES FOR A LENGTH OF AT LEAST 5 FEET TO PREVENT RUNOFF BYPASS.
4. FOR UNTRENCHED INSTALLATION, BACKFILL MULCH OR COMPOST ON THE UPSTREAM SIDE OF THE SOCK AND TAMP TO PREVENT UNDERCUTTING AND PIPING.
5. ANCHORING MUST CONFORM TO THE FOLLOWING LIST: (a) MINIMUM 2–INCH SQUARE CROSS SECTION HARDWOOD; (b) DRIVEN AT LEAST 12 INCHES BELOW GRADE, OR 8 INCHES IF IN DENSE CLAY SOILS; (c) PROTRUDE ABOVE FILTER SOCKS AT LEAST 3 INCHES; (d) DRIVEN IN AT 45–DEGREE ANGLE UPSLOPE; (e) SPACED AT NO MORE THAN 4 FEET APART, OR 8 FEET APART IF THE FILTER SOCK IS ENTRENCHED 4 INCHES INTO THE GROUND.
6. DO NOT USE ENTRENCHED INSTALLATION ON FILTER SOCKS SMALLER THAN 12 INCHES IN DIAMETER.
7. FOR HARD SURFACE INSTALLATION, SUCH AS ON PAVEMENT, ANCHORING MAY BE NECESSARY WHERE STRAIGHT SECTIONS EXCEED 4 FEET. SEE DETAIL ABOVE, AND GREATER INSTRUCTION IN THE FILTER SOCK SPECIFICATION. WHEN NO ANCHORING IS USED, THE PRACTICE MUST BE CHECKED DAILY, REGARDLESS OF WHETHER RAINFALL OCCURS. ANCHORED INSTALLATION IS ALWAYS PREFERRED TO NON–ANCHORED INSTALLATION, IF POSSIBLE.
8. FOR AT–GRADE INLET PROTECTION, FILTER SOCKS MUST COMPLETELY ENCLOSE THE DRAIN. IF USED AS CURB INLET PROTECTION, THE EFFECTIVE HEIGHT OF THE FILTER SOCK MUST NOT BE HIGHER THAN THE HEIGHT OF THE CURB. USE 8–INCH DIAMETER FILTER SOCK FOR STANDARD HIGHWAY APPLICATIONS.
9. IF MULTIPLE SECTIONS OF FILTER SOCK ARE NEEDED FOR A CONTINUOUS RUN, OVERLAP ENDS OF SEPARATE SECTIONS A MINIMUM OF 2 FEET AND STAKE ENDS.
10. TO REACH TALLER HEIGHTS, IT IS POSSIBLE TO STACK FILTER SOCKS. SEE SPECIFICATION FOR MORE DETAIL.
11. REMOVE SEDIMENT WHEN IT HAS ACCUMULATED TO A DEPTH OF HALF THE EXPOSED HEIGHT OF SOCK AND REPLACE SOCK. REPLACE FILTER SOCK IF TORN. REINSTALL FILTER SOCK IF UNDERMINING OR DISLODGING OCCURS. REPLACE CLOGGED FILTER SOCKS.
12. FOR VEGETATED, PERMANENT OR SEMI–PERMANENT INSTALLATIONS, MAINTAIN THE PLANTS AS IS APPROPRIATE FOR THE SPECIES USED.

DWG. NO. 303.2 : FILTER SOCK-2



CONSTRUCTION SPECIFICATIONS

1. PREPARE SOIL BEFORE INSTALLING MATTING, INCLUDING APPLICATION OF LIME, FERTILIZER, AND SEED. FOR SOIL-FILLED RECPs, THE PLANTING BED MAY BE INSTALLED AFTER THE PRODUCT IS INSTALLED.
2. START LAYING THE PROTECTIVE COVERING FROM THE TOP OF SLOPE AND UNROLL DOWN-GRADE.
3. BURY THE UP-SLOPE ENDS OF THE PROTECTIVE COVERING IN AN ANCHOR SLOT NO LESS THAN 6 INCHES DEEP. TAMP EARTH FIRMLY OVER THE MATERIAL. STAPLE THE MATERIAL AT A MINIMUM OF EVERY 12 INCHES ACROSS THE TOP END.
4. INSTALL EDGES OF PARALLEL MATS WITH A MINIMUM OF 2-INCH OVERLAP.
5. WHEN MATS NEED TO BE SPLICED DOWN THE SLOPE, INSTALL THEM END OVER END, WITH A MINIMUM 4-INCH OVERLAP, AND STAPLE EVERY 12 INCHES. THE MANUFACTURER'S SPECIFICATIONS WILL INDICATE THE SCALE 3/16" = 1'-0"

ROLLED EROSION CONTROL PRODUCTS SLOPE STABILIZATION

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NOT FOR CONSTRUCTION

No.	Description	Date

EROSION AND SEDIMENT CONTROL

Project number	240705
Date	02/10/2025
Scale	As indicated

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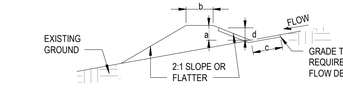
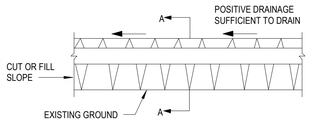


SECTION A-A

DIKE TYPE	A	B
a - DIKE HEIGHT	18 IN MIN.	30 IN MIN.
b - DIKE WIDTH	24 IN MIN.	36 IN MIN.
c - FLOW WIDTH	4 FT MIN.	6 FT MIN.
d - FLOW DEPTH	12 IN MIN.	24 IN MIN.



PLAN VIEW

FLOW CHANNEL STABILIZATION LINING OPTIONS

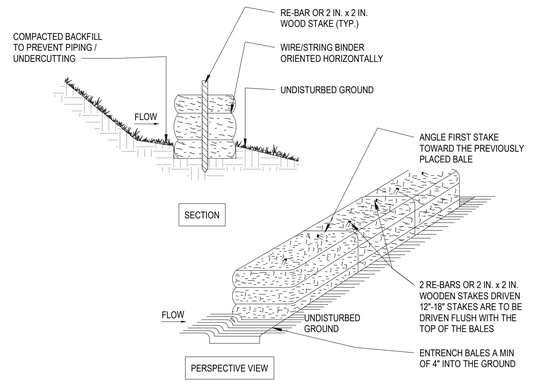
GRADE 0.5% MIN. 10% MAX

1. SEED AND COVER WITH STRAW MULCH.
2. SEED AND COVER WITH EROSION CONTROL MATTING, OR LINE WITH SOD.
3. 4 TO 7-INCH STONE OR RECYCLED CONCRETE EQUIVALENT PRESSED INTO SOIL USING CONSTRUCTION EQUIPMENT IN A MINIMUM 7-INCH LAYER.

CONSTRUCTION SPECIFICATIONS

1. ALL TEMPORARY EARTH DIKES MUST HAVE UNINTERRUPTED POSITIVE GRADE TO AN OUTLET. EARTH DIKES HAVING LONGITUDINAL SLOPES FLATTER THAN 1% SHOULD HAVE SPOT ELEVATIONS ALONG THE FLOW LINE.
2. DIRECT DIVERTED RUNOFF FROM DISTURBED AREAS TO A SEDIMENT TRAPPING DEVICE.
3. OUTLET DIVERTED RUNOFF FROM UNDISTURBED AREAS DIRECTLY ONTO AN UNDISTURBED, STABILIZED AREA AT A NON-EROSIVE VELOCITY (4 FEET PER SECOND FOR WELL-ESTABLISED TURFGRASS).
4. REMOVE AND DISPOSE OF ALL TREES, BRUSH, STUMPS, OBSTRUCTIONS, AND OTHER OBJECTIONABLE MATERIAL SO AS NOT TO INTERFERE WITH THE PROPER FUNCTIONING OF THE EARTH DIKE BERM AND FLOW CHANNEL.
5. EXCAVATE OR SHAPE THE DIKE TO LINE, GRADE, AND CROSS SECTION AS REQUIRED TO MEET THE CRITERIA SPECIFIED HEREIN AND BE FREE OF BANK PROJECTIONS OR OTHER IRREGULARITIES WHICH WILL IMPEDE NORMAL FLOW.
6. COMPACT THE FILL BY EARTH MOVING EQUIPMENT IN MAXIMUM 12-INCH LIFTS.
7. PLACE ALL EARTH REMOVED AND NOT NEEDED FOR CONSTRUCTION SO THAT IT WILL NOT INTERFERE WITH THE FUNCTIONING OF THE EARTH DIKE BERM AND FLOW CHANNEL.
8. STABILIZE FLOW CHANNEL AS REQUIRED BY DESIGN SELECTION USING TABLE 4.3 OR TABLE 4.4. STONE LINING MUST HAVE GEOTEXTILE UNDERLAYMENT OF CLASS SD TYPE I NON-WOVEN OR PE TYPE I NON-WOVEN FABRIC.
9. PROVIDE INSPECTION AND MAINTENANCE PERIODICALLY, AFTER EACH RAIN EVENT, AND DAILY DURING A PROLONGED RAIN EVENT.

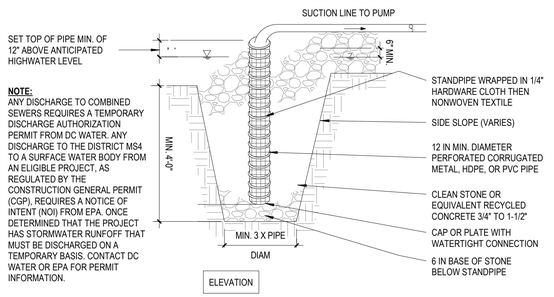
EARTH DIKE



CONSTRUCTION SPECIFICATIONS

1. PLACE BALES IN A ROW ON THE CONTOUR WITH THE ENDS OF EACH BALE TIGHTLY ABUTTING THE ADJACENT BALES
2. ENTRENCH EACH BALE 4 INCHES MINIMUM INTO THE SOIL AND PLACE SO THE BINDINGS ARE HORIZONTAL. SOME OF THE EXCAVATED SOIL MUST BEBUILT UP AND COMPACTED AT THE UPSTREAM EDGE OF THE DIKE TO PREVENT PIPING AND UNDEROUTTING
3. SECURELY ANCHOR BALES IN PLACE BY EITHER TWO STAKES OR RE-BARS DRIVEN THROUGH THE BALE 12 TO 18 INCHES INTO THE GROUND. DRIVE THE FIRST STAKE IN EACH BALE TOWARD THE PREVIOUSLY LAID BALE AT AN ANGLE TO FORCE THE BALES TOGETHER. DRIVE THE STAKES FLUSH WITH THE TOP OF THE BALE.
4. IMMEDIATELY INSPECT STRAW BALE BARRIERS AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL EVENTS. RE-DRIVE THE ANCHORING STAKES IF THEY BECOME EXPOSED. REMOVE SEDIMENT WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE HALF THE HEIGHT OF THE BARRIER
5. REMOVE ALL BALES WHEN THE SITE HAS BEEN STABILIZED. GRADE FLUSH AND STABILIZE THE TRENCH WHERE THE BALES WERE LOCATED.

STRAW BALE DIKE

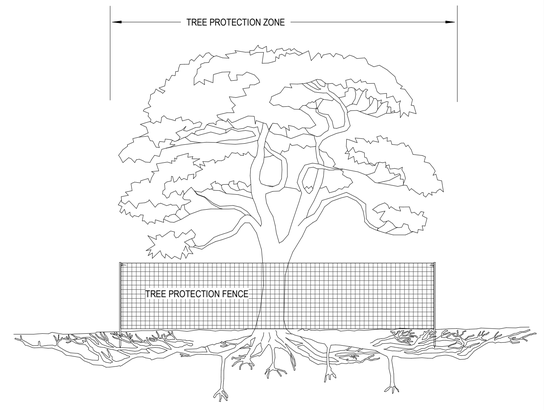


NOTE:
ANY DISCHARGE TO COMBINED SEWERS REQUIRES A TEMPORARY DISCHARGE AUTHORIZATION PERMIT FROM DC WATER. ANY DISCHARGE TO THE DISTRICT MS4 TO A SURFACE WATER BODY FROM AN ELIGIBLE PROJECT, AS REGULATED BY THE CONSTRUCTION GENERAL PERMIT (CGP), REQUIRES A NOTICE OF INTENT (NOI) FROM EPA. ONCE DETERMINED THAT THE PROJECT HAS STORMWATER RUNFOFF THAT MUST BE DISCHARGED ON A TEMPORARY BASIS. CONTACT DC WATER OR EPA FOR PERMIT INFORMATION.

CONSTRUCTION SPECIFICATIONS

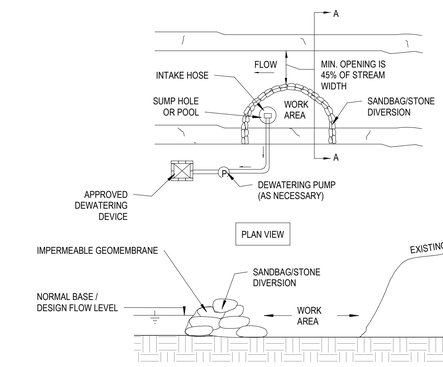
1. WRAP THE PIPE WITH 1/4" GALVANIZED HARDWARE CLOTH AND THEN GEOTEXTILE OVER THE HARDWARE CLTOH.
2. EXCAVATE THE PIT TO 3 TIMES THE PIPE DIAMETER AND 4'-0" IN DEPTH. PLACE CLEAN 3/4" TO 1-1/2" STONE OR EQUIVALENT RECYCLED CONCRETE, 6" IN DEPTH PRIOR TO PIPE PLACEMENT.
3. SET THE TOP OF PIPE A MIN. OF 12" ABOVE THE ANTICIPATED WATER SURFACE ELEVATION.
4. BACKFILL PIT AROUND THE OUTER PIPE WITH 3/4" TO 1-1/2" CLEAN STONE OR EQUIVALENT RECYCLED CONCRETE AND EXTEND STONE A MIN. OF 6" ABOVE ANTICIPATED WATER SURFACE ELEVATION.
5. PLACE THE SUCTION HOUSE FROM THE PUMP INSIDE THE PIPE TO BEGIN DEWATERTING. PLACE THE DISCHARGE HOUSE IN A STABILIZED AREA DOWNSLOPE OF UNSTABILIZED AREAS TO PREVENT EROSION. MEADOW OR WOODED AREAS ARE PREFERRED DISCHARGE LOCATIONS BUT STORM DRAINS AND PAVED AREAS ARE ACCEPTABLE.

SUMP PIT

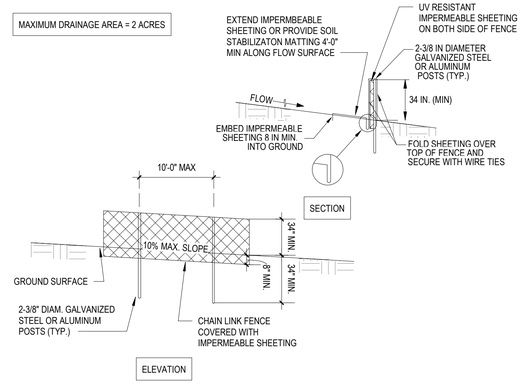


SECTION VIEW

TREE PROTECTION



SANDBAG / STONE CHANNEL DIVERSION



CONSTRUCTION SPECIFICATIONS

1. USE 42 INCH HIGH, 9 GAUGE OR THICKER CHAIN LINK FENCING (2-3/8 INCH MAXIMUM OPENING).
2. USE USE 2-3/8 INCH DIAMETER GALVANIZED STEEL POSTS OF 0.095 INCH WALL THICKNESS AND SIX FOOT LENGTH SPACED NO FURTHER THAN 10 FEET APART. THE POSTS DO NOT NEED TO BE SET IN CONCRETE.
3. FASTEN CHAIN LINK FENCE SECURELY TO THE FENCE POSTS WITH WIRE TIES.
4. SECURE 10 MIL OR THICKER UV RESISTANT, IMPERMEABLE SHEETING TO CHAIN LINK FENCE WITH TIES SPACED EVERY 24 INCHES AT TOP, MID SECTION, AND BELOW GROUND SURFACE.
5. EXTEND SHEETING A MINIMUM OF 4 FEET ALONG FLOW SURFACE AND EMBED END A MINIMUM OF 8 INCHES INTO GROUND. SOIL STABILIZATION MATTING MAY BE USED IN LIEU OF IMPERMEABLE SHEETING ALONG FLOW SURFACE.
6. WHEN TWO SECTIONS OF SHEETING ADJOIN EACH OTHER, OVERLAP BY 6 INCHES AND FOLD WITH SEAM FACING DOWNGRADE.
7. KEEP FLOW SURFACE ALONG DIVERSION FENCE AND POINT OF DISCHARGE FREE OF EROSION. REMOVE ACCUMULATED SEDIMENT AND DEBRIS. MAINTAIN POSITIVE DRAINAGE. REPLACE IMPERMEABLE SHEETING IF TORN. IF UNDERMINING OCCURS, REINSTALL FENCE.

DIVERSION FENCE

ileana schinder ARQ

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Ileana Schinder, PLLC
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6316 2nd Street NW - Washington DC 20011

Additional Dwelling Unit

4826 Eastern Ave NE
Washington, DC 20011

NOT FOR CONSTRUCTION

No.	Description	Date

EROSION & SEDIMENT CONTROL

Project number	240705
Date	02/10/2025
Scale	1" = 1'-0"

ESC0102

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Mulch Materials

1. Straw must be unrotted small grain straw. Mulch materials must be relatively free of weeds and must be free of noxious weeds such as thistles, Johnsongrass, and quackgrass. Spread mulch uniformly by hand or mechanically. Straw can be windblown and must be anchored down by an acceptable method.
2. Wood chips are particularly well suited for utility and road right-of-way, as well as areas that will not be closely mowed or around ornamental plantings. Wood chips do not require tacking. Because they decompose slowly, they must be treated with 12 pounds of nitrogen per ton to prevent nutrient deficiency in plants. Mulch can be inexpensive if chips are obtained from trees cleared on the site.
3. Wood fiber consists of specially prepared wood cellulose processed into a uniform fibrous physical state. It is used in hydroseeding operation and applied as part of a slurry. It creates the best seed-soil contact when applied over top of (as a separate operation) newly seeded areas. These fibers do not require tacking, although tacking agents or binders are sometimes used in conjunction with the application of fiber mulch. The following conditions apply to wood fiber:
   - A. Wood fiber is to be dyed green or contain a green dye in the package that will provide and appropriate color to facilitate visual inspection of the uniformly spread slurry.
   - B. Wood fiber, including dye, must contain no germination or growth inhibiting fibers.
   - C. Wood fiber materials are to be manufactured and processed in such a manner that the wood cellulose fiber mulch will remain in uniform suspension in water under agitation and will blend with seed, fertilizer, and other additives to form a homogeneous slurry. The mulch material must form a blotter-like ground cover and hold grass seed in contact with the soil without inhibiting the growth of the grass seedlings.
   - D. Wood fiber material must not contain elements or compounds at concentration levels that will be phytotoxic.
   - E. Wood fiber must conform to the following physical requirements: fiber length of approximately 10 millimeters, diameter of approximately 1 millimeter, pH range of 4.0 to 8.5, ash content of 1.6% maximum, and water holding capacity of 90% minimum.

2.7.5 Construction Specifications

1. Prior to mulching, install any needed erosion and sediment control practices such as diversions, grade stabilization structures, berms, channels, and sediment traps and basins.
2. Apply seed and soil amendments at required rates to bring the soil into compliance with the requirements set forth in Section 2.10 Vegetative Stabilization.
3. Apply mulch at required rates. Depending on site conditions, hydraulically applied mulches may be applied in a one-step process where all components may be mixed together in single tank loads. Consult with the manufacturer for further details.
   - A. Straw -- Apply straw mulch over all seeded areas at the rate of 2 tons per acre, or 2 bales per 1,000 sqft, to a uniform loose depth of 1 to 2 inches. Apply so that the soil surface is not exposed.
   - B. Wood Chips -- Apply wood chips at the rate of approximately 10 to 20 tons per acre or 500 to 900 pounds per 1,000 sqft; the depth should be 2 to 7 inches.
   - C. Wood Cellulose Fiber -- Apply wood cellulose fiber at a dry weight rate of 2,000 pounds per acre. Mix the wood cellulose fiber per 100 gallons of water. Wood cellulose fiber is not typically used on slopes steeper than 5%. For steeper slopes, apply at rates or in conjunction with tackifiers per manufacturer's specifications based on slope and other site characteristics. In hydroseeding operations, a green dye added to the slurry assures a uniform application.
4. Anchor mulch immediately following application to minimize loss by wind or water. Depending upon the size of the area and erosion hazard, use one of the following methods:
   - A. Mulch anchoring tool -- A mulch anchoring tool is a tractor drawn implement designed to punch and anchor mulch into the soil surface a minimum of 2 inches. This practice is most effective on large area, but is limited to flatter slopes where equipment can operate safely. If used on sloping land, this practice should follow the contour.
   - B. Liquid mulch binders -- Application of liquid mulch binders and tackifiers should be heaviest at the edges of areas and at crests of ridges and banks to resist wind. Apply binder uniformly to the rest of the area. Binders may be applied after mulch is spread, or it may be sprayed into the mulch as it is being blown into the soil. Applying straw and binder together is the most effective method.
   - C. Synthetic Binders -- Synthetic binders must follow the application rates specified by the manufacturer. Application of liquid binders needs to be heavier at the edges where wind catches mulch, such as in valleys and on crests of banks. Use of asphalt binder is strictly prohibited.
   - D. Netting -- Lightweight plastic, cotton, jute, wire, or paper nets may be stapled over the mulch according to the manufacturer's recommendations.
   - E. Mats -- Mats promote seedling growth in the same way as organic mulches. They are very useful in establishing grass in channels and waterways. A wide variety of synthetic and organic materials are available. "Excelsior" is a wood fiber mat that should not be confused with wood fiber slurry (see Section 2.9 Rolled Erosion Control Products).
5. When installing nets and mats, it is critical to obtain a firm, continuous contact between the material and the soil. Without such contact, the material is useless, and erosion will occur underneath. Any mat or blanket-type product used as a protective mulch should provide cover of at least 30% of the surface where it is applied.
   - A. Apply lime, fertilizer, and seed before laying the net or mat.
   - B. Start laying the net from the top of the slope and unroll it down the grade. Allow netting to lay loosely on the soil or mulch cover but without wrinkles -- do not stretch.
   - C. To secure the net, bury the up-slope end in a slot or trench no less than 6 inches deep, cover with soil, and stamp firmly. Staple the net every 12 inches across the top end of every 3 feet around the edges and bottom. Where 2 strips of net are laid side by side, overlap the adjacent edges 3 inches and staple together. Each strip of netting should also be stapled down the center, every 3 feet. Do not stretch the net when applying staples.
   - D. To join two strips, cut a trench to anchor the end of the new net. Overlap the end of the previous roll 18 inches, and staple every 12 inches just below the anchor slot.

2.7.6 Maintenance

Periodically inspect all mulches and soil coverings to check for erosion, particularly after precipitation events. Where erosion is observed in mulched areas, apply additional mulch. Inspect nets and mats after rainstorms for dislocation failure. If washouts or breakage occur, reinstall netting or matting as necessary after repairing damage to the slope or ditch. Inspections should take place until grasses are firmly established. Where mulch is used in conjunction with ornamental plantings, inspect periodically throughout the year to determine if mulch is maintaining coverage of the soil surface; repair as needed.

Construction Specifications for Dust Control

1. The contractor must conduct operations and maintain the project site so as to minimize the creation and dispersion of dust. Use dust control throughout the work at the site.
2. The contractor must provide clean water, free from salt, soil, and other deleterious material to be used for on-site dust control.
3. The contractor shall supply water-spraying equipment capable of accessing all work area.
4. The contractor shall implement strict dust control measures during active construction periods on-site. These control measures shall generally consist of water applications that shall be applied a minimum of once per day during dry weather or more often as required to prevent dust emissions.
5. For water application to undisturbed soil surfaces, the contractor shall:
   - A. Apply water with equipment consisting of tank, spray bar, and pump with discharge pressure gauge.
   - B. Arrange spray bar height, nozzle spacing, and spray pattern to provide complete coverage of ground with water.
   - C. Disperse water through nozzles on spray bar at 20 psi (137.8 kPa) minimum. Keep areas damp without creating nuisance conditions such as ponding.
6. For water application to soil surfaces during demolition and/or excavation, the contractor shall:
   - A. Apply water with equipment consisting of a tank, pump with discharge gauge, hoses, and mist nozzles.
   - B. Locate tank and spraying equipment so that the entire excavation area can be misted without interfering with demolition and/or excavation equipment or operations. Keep areas damp without creating nuisance conditions such as ponding.
   - C. Apply water spray in a manner to prevent movement of spray beyond the site boundaries.

Construction Sequence Notes

1. Sediment traps or basins and other erosion and sediment controls shall be installed no later than the first phase of land grading.
2. Sediment traps or basins and other erosion and sediment controls shall be, installed as soon as new site-related runoff is detected and employed at all times to protect inlets or storm sewers below silt-producing areas.
3. Immediately after debris basins, diversions, waterways, and related structures are built seed and mulch, or install sod & stabilization blanket.
4. No later than the first day of construction install site access measures to minimize off-site vehicle tracking of sediments. Each construction entrance must be stabilized and include each additional measure required to keep sediment from being carried, onto public streets by construction vehicles, and washed into a storm drain or waterways.
5. Remove off-site accumulations of sediment daily during construction and immediately at the request of a DOEE inspector.
6. Perform routine maintenance to prevent any new destabilized areas.

Notes for Building Demolition, Razing, and Site Development

1. Erosion shall be controlled by the installation of gutters and downspouts as soon as practicable.
2. Measures shall be taken to achieve a non-eroding velocity for stormwater exiting from a roof or downspout or to temporarily pipe that stormwater directly to a storm drain.
3. The site work shall maximize the preservation of natural vegetation and limit the removal of vegetation to what is necessary for construction or landscaping activity.
4. Remove off-site accumulations of sediment daily during construction and immediately at the request of a DOEE inspector.
5. Filter water pumped from excavations prior to discharging to the storm sewer system.
6. The DOEE inspector may require changes or additions to the ESC plan based on site conditions.
7. Contractor to install straw bales or erosion control tube across stabilized construction entrances when not in use and at end of day.

Table 2.9 Maintenance Fertilization for Permanent Seeding

Seeding Mixture	Type	Seeding Rate lb/ac	Seeding Rate lb/1,000 ft²	Time	Mowing
Tall fescue makes up 70% or more of cover.	10-10-10	500	11.5	Yearly or as needed.	Not closer than 3 inches, if occasional mowing is desired.
	30-10-10	400	9.2	Fall	
Birdsfoot trefoil.	0-20-0	400	9.2	Spring, the year following establish-ment, and every 4 to 5 years, after.	Mow no closer than 2 inches.
Fairly uniform stand of tall fescue or birdsfoot trefoil.	5-10-10	500	11.5	Fall, the year following establish-ment, and every 4 to 5 years, after.	Not required, no closer than 4 inches in the fall after seed has matured.
Weeping lovegrass fairly uniform plant distribution.	5-10-10	500	11.5	Spring, the year following establish-ment, and every 3 to 4 years, after.	Not required, not closer than 4 inches in fall after seed has matured.
Red & chewings fescue, Kentucky bluegrass, hard fescue mixtures.	20-10-10	250	5.8	September, 30 days later.	Mow no closer than 2 inches for red fescue and Kentucky bluegrass, 3 inches for fescue.
		100	2.3	December, May 20, June 30, if needed.	
Red & chewings fescue, Kentucky bluegrass, hard fescue mixtures.	20-10-10	250	5.8	September, 30 days later.	Mow no closer than 2 inches for red fescue and Kentucky bluegrass, 3 inches for fescue.
		100	2.3	December, May 20, June 30, if needed.	

Sod Maintenance

1. In the absence of adequate rainfall, perform watering daily or as often as necessary during the first week and in sufficient quantities to maintain moist soil to a depth of 4 inches. Water during the heat of the day to prevent wilting.
2. After the first week, sod watering is required as necessary to maintain adequate moisture content.
3. Do not attempt the first mowing of sod until the sod is firmly rooted. Do not remove more than a third of the grass leaf by the initial cutting or subsequent cuttings. Maintain grass height between 2 to 3 inches unless otherwise specified.

2.6 Topsoiling

2.6.1 Definition - Placement of topsoil over prepared subsoil prior to establishing permanent vegetation.
2.6.2 Purpose - To provide a suitable soil medium for vegetative growth.
2.6.3 Condition Where Practice Applies - This practice is recommended for areas with 2:1 or flatter slopes where one or more of the following apply:

1. The texture, pH, or nutrient balance of the exposed subsoil/parent material is not adequate to produce vegetative growth.
2. The soil material is so shallow that the rooting stone is not deep enough to support plants or furnish continuing supplies of moisture and plant nutrients.
3. The original soil to be vegetated contains material toxic to plant growth.
4. The soil is so acidic that treatment with limestone is not feasible.

Areas having slopes steeper than 2:1 require special consideration and design for adequate stabilization. These areas must have the appropriate stabilization shown on the platens.

2.6.4 Design Criteria

Topsoil salvaged from the existing site may be used if it meets the standards in these specifications. Place topsoil and apply soil amendments as specified in Section 2.10 Vegetative Stabilization. Soil to be used as topsoil must meet the following specifications:

1. Topsoil must be a loam, sandy loam, clay loam, sandy clay loam, or loamy sand. Other soils may be used if recommended by an agronomist or soil scientist and approved by DOEE. Regardless, topsoil must not be a mixture of contrasting textured subsoils and must contain less than 5% by volume of cinders, stones, slag, coarse fragments, gravel, sticks, roots, trash, or other materials larger than 1 inch in diameter.
2. Topsoil must be free of noxious plants or plant parts such as Bermuda grass, quackgrass, johnsongrass, nutsedge, poison ivy, thistle, other poisonous plants, or others as specified in **Section 2.10 Vegetative Stabilization**. Topsoil must also be free from invasive plants or plant parts.
3. Where the subsoil is either highly acidic or composed of heavy clays, spread ground limestone at the rate of 4 to 8 tons per acre (200 to 400 lbs per 1,000 sqft) prior to the placement of topsoil. Distribute lime uniformly over designated areas and work into the soil in conjunction with tillage operations as described in the next step.

For sites with disturbed areas over 5 acres, obtain test results dictating fertilizer and lime amendments required to bring the soil into compliance with the requirement set forth in Section 2.10 Vegetative Stabilization. Alternative to natural topsoil and alternative soil amendments, such as composted sewage sludge or other composed materials, may be used in place of fertilizer and lime, as allowed by other applicable regulations and as approved by a certified agronomist or soil scientist.

2.6.5 Construction Specifications

1. When topsoiling, maintain needed erosion and sediment control practices such as diversions, grade stabilization structures, earth dikes, silt fence, and sediment traps and basins.
2. Grade on the areas to be topsoiled, which have been previously established, must be maintained, though now with an additional 4 to 8 inches height in elevation.
3. After the areas to be topsoiled have been brought to grade, and immediately prior to dumping and spreading the topsoil, loosen the subgrade by dicing or by scarifying to a depth of at least 4 inches to permit bonding of the topsoil to the subsoil. Pack the subsoil by passing a bulldozer up and down over the entire surface area of the slope to create horizontal erosion check slots to prevent topsoil from sliding down the slope.
4. Uniformly distribute topsoil in a 4 inch to 8 inch layer and lightly compact to a minimum thickness of 4 inches. Perform spreading in such a manner that sodding or seeding can proceed with a minimum of additional soil preparation and tillage. Correct any irregularities in the surface resulting from topsoiling or other operations to prevent the formation of depressions or water water pockets.
5. Do not place topsoil while the topsoil or subsoil is in a frozen or muddy condition, when the subsoil is excessively wet, or in a condition that may otherwise be detrimental to proper grading and seedbed preparation.

2.6.6 Maintenance

After precipitation events, confirm that topsoil and subsoil are properly bonded and no sludging has occurred.

2.7 Mulching

2.7.1 Definition - The application of a protective layer of mulch or other suitable material to the soil surface.

2.7.2 Purpose - To protect the soil surface from the forces of raindrop impact and overland flow. Mulch helps to conserve moisture, reduce runoff and erosion, control weeds, prevent soil crusting, and promote the establishment of desired vegetation. Mulch is frequently used to accent landscape plantings.

2.7.3 Conditions Where Practice Applies - Mulching can be used at any time where protection of the soil surface is desired. The primary purpose of mulching is to protect newly seeded disturbed areas. However, it can also be used for stand-alone protection of the soil surface under adverse weather conditions when seed germination could be jeopardized. Mulch may also be used together with plantings of trees, shrubs, or certain ground cover that do not provide adequate soil stabilization by themselves.

Use mulching in conjunction with temporary seeding operation as specified in section 2.10 Vegetative Stabilization.

2.7.4 Design Criteria

A surface mulch is the most effective, practical means of controlling runoff and erosion on disturbed land prior to vegetation establishment. Mulch reduces soil moisture loss by evaporation, prevents crusting and sealing of the soil surface, moderates soil temperatures, provides suitable microclimate for seeding germination, and may increase the infiltration of the soil.

Organic mulches such as straw, wood chips, and shredded bark have been found to be the most effective. Do not use materials that may be sources of competing weed and grass seeds. Be aware that decomposition of some wood products can tie up significant amounts of soil nitrogen, making it necessary to modify fertilization rates or add fertilizer with the mulch.

Various types of netting materials are available to anchor organic mulches. Chemical soil stabilizers or soil binders are less effective than other types of mulches when used alone. These products are primarily useful for tacking wood fiber mulches.

Choose materials for mulching based on soil conditions, season, type of vegetation, and size of the area. A properly applied and tacked mulch is always beneficial. It is especially important when conditions for germination are not optimum, such as midsummer and early winter, and on difficult areas such as cut slopes and slopes with southern exposures.

Notes for Roadway Projects

1. Rough graded rights-of-way awaiting installation of utilities or pavement shall be protected by the installation of interceptor dikes across rights-of-way, with spacing of five hundred feet (500 ft) or less between the dikes. The DOEE reviewer may approve alternative controls recommended a DC-licensed PE.
2. The ESC plan must demonstrate how temporary diversion dikes and flumes, or alternative controls recommended by a DC-licensed PE, will convey runoff down cut-and-fill slopes to an DOEE approved outlet.
3. The ESC plan must demonstrate how a permanent drainage structure, including diversions at top-of-slope cuts and diversions to convey runoff to a storm sewer or other suitable outlet, shall be installed at the completion of rough grading, unless the DOEE reviewer approves an alternative recommended by a DC-licensed PE.

Minimum Soil Criteria

Minimum soil conditions required for permanent vegetative establishment include the following:

1. Soil pH must be between 6.0 and 7.0
2. Soluble salts must be less than 500 prirts []}Cr mi\Jirm (ppm}.
3. The-soil must contain less than 40% clay but enough fine grained material (> 30% silt plus clay) to provide the capacity to hold a moderate amount of moisture. As an exception, it is acceptable to plant lovegrass or serecia lespedeza in sandy soil(< 30% silt plus clay).
4. Soil must contain 1.5% minimum organic matter by weight.
5. Soil must contain sufficient pore space to permit adequate root penetration.
6. If these conditions cannot be met by soils on ,site, topsoil must be added as required in Section 2.6 Topsoiling.

Soil Amendments (Fertilizer and Lime Specifications)

1. Soil tests must be performed to determine the exact ratios and application rates for both lime and fertilizer on sites with disturbed areas over 5 acres. Soil analysis may be performed by the University of the District of Columbia or a certified commercial laboratory. Soil samples taken for engineering purposes may also be used for chemical analyses.
2. Fertilizers must be uniform in composition, free flowing, and suitable for accurate application by approved equipment. Manure may be substituted for fertilizer with prior approval from DOEE. Deliver all fertilizers to the site fully labeled per applicable laws and bear the name, trade name or trademark, and warranty of the producer.
3. Lime materials must be ground limestone (hydrated or burnt lime may be substituted) containing at least 50% total oxides (calcium oxide plus magnesium oxide). Limestone must be ground to such fineness that at least 50% will pass through #100 mesh sieve and 98% to 100% will pass through a #20 mesh sieve.

2.10.5 Construction Specifications

Site Preparation

1. Install erosion and sediment control structures (either temporary or permanent) such as diversions, grade stabilization structures, berns, waterways, or sediment control basins.
2. Perform all grading operations at right angles to the slope. Final grading and shaping is not usually necessary for temporary seeding.
3. Schedule required soil tests to determine soil amendment composition and application rates for sites having disturbed area over 5 acres.
4. Distribute lime and fertilizer evenly and incorporate them into the top 3 to 5 inches of soil by disking or other suitable means.
5. Where the subsoil is either highly acidic or composed of heavy clays, spread ground limestone at the rate of 4 to 8 tons per acre (200 to 400 pounds per 1,000 sqft) prior to the placement of topsoil.

Seedbed Preparation

1. **Temporary Seeding**
   - A. Seedbed preparation must consist of loosening soil to a depth of 3 to 5 inches by means of suitable agricultural or construction equipment, such as disc harrows or chisel plows or croppers mounted on construction equipment. After the soil is loosened, do not roll or drag smooth but leave in the roughened condition. Track slopes areas (greater than 3:1) leaving the surface in an irregular condition with ridges running parallel to the contour of the slope.
   - B. Apply fertilizer and lime as prescribed on the plants.
   - C. Incorporate lime and fertilizer into the top 3 to 5 inches of soil by disking or other suitable means.
2. **Permanent Seeding** -- Maintain areas previously graded in conformance with the drawings in a true and even grade, then scarified or otherwise loosened to a depth of 3 to 5 inches to permit bonding of the topsoil to the surface area and to create horizontal erosion check slots to prevent topsoil from sliding down a slope. Apply soil amendments as per soil test or as included on the plans.
   Mix soil amendments into the top 3 to 5 inches of topsoil by disking or other suitable means. Rake lawn areas to smooth the surface, remove large objects like stones and branches, and ready the area for seed application. Where site conditions will not permit normal seedbed preparation, loosen surface soil but dragging with a heavy chain or other equipment to roughen the surface. Track steep slopes (steeper than 3:1) by a dozer leaving the soil in an irregular condition with ridges running parallel to the contour of the slope. The top 1 to 3 inches of soil should be loose and friable. Seedbed loosening may not be necessary on newly disturbed areas.
3. **Methods of Seeding** -- Apply seed uniformly with hydroseeder (slurry includes seed, fertilizer and mulch), broadcast or drop seeder, or a cultipacker seeder.
   - A. Hydroseeding
     - a. If fertilizer is being applied at the time of seeding, the application rates will not exceed the following: nitrogen, maximum of 100 lbs/acre total of soluble nitrogen; P_2O_5 (phosphorus), 200 lbs/acre; K_2O (potassium), 200 lbs/acre.
     - b. Lime - Use only ground agricultural limestone, (up to 3 tons per acre may be applied by hydroseeding). Normally, not more than 2 tons per acre are applied by hydroseeding at any one time. Do not use burnt or hydrated lime when hydroseeding.
     - c. Seed and fertilizer must be mixed on site and seeding must be done immediately and without interruption.
     - d. Fiber mulch may be incorporated into the hydroseeding mixture. Consult Section 2.7 Mulching for standards and specifications for mulch materials.
   - B. Dry Seeding -- This includes use of conventional drop or broadcast spreaders.
     - a. Incorporate seed spread dry into the subsoil at the rates prescribes on the Temporary or Permanent Seeding Summaries or Tables 2.4 or 2.7. The seeded area must then be rolled with a weighted roller to provide good seed to soil contact.
     - b. Where practical, apply seed in two directions perpendicular to each other. Apply half the seeding rate in each direction.
   - C. Drill or Cultipacker Seeding -- Mechanized seeders that apply and cover seed with soil.
     - a. Cultipacking seeders are required to bury the seed in such a fashion as to provide at least 1/4 inches of soil covering. Seedbed must be firm after planting.
     - b. Where practical, apply seed in two directions perpendicular to each other. Apply half the seeding rate in each direction.
4. **Sod Installation** -- During periods of excessively high temperature or in areas having dry subsoil, the subsoil must be lightly irrigated immediately prior to laying the sod.

   The first row of sod must be laid in a straight line with subsequent rows placed parallel to and tightly wedged against each other. Lateral joints must be staggered to promote more uniform growth and strength. Ensure that sod is not stretched or overlapped and that all joints are butted tight in order to prevent voids, which would cause air drying of the roots.
   Wherever possible, lay sod with the long edges parallel to the contour and with staggering joints.

   Roll and tamp, peg or otherwise secure sod to prevent slippage on slopes and to ensure solid contact between sod roots and underlying soil surface.

   Immediately water sod following rolling or tamping until the underside of the new sod pad and soil surface below the sod are thoroughly wet. Complete the operations of laying, tamping, and irrigating for any piece of sod within eight hours.
5. **Incremental Stabilization** -- Cut Slopes
   Dress, prepare, seed, and mulch all cut slopes as the work progresses. Excavate and stabilize slopes in equal increments not to exceed 15 feet.

   The construction sequence is as follows (refer to Figure 2.1):
   - A. Excavate and stabilize all temporary swales, side ditches, or berms that will be used to convey runoff from the excavation.
   - B. Perform phase 1 excavation, dress, and stabilize.
   - C. Perform phase 2 excavation, dress, and stabilize. Overseed phase 1 areas as necessary.
   - D. Perform final phase excavation, dress, and stabilize. Overseed previously seeded areas as necessary.

   Note: Once excavation has begun the operation should be continuous from grubbing through the completion of grading and placement of topsoil (if required) and permanent seed and mulch. Any interruptions in the operation or completing the operation out of the seeding season will necessitate the application of temporary stabilization.

2.10.6 Maintenance

Grass Maintenance

1. Inspect all seeded areas for failures and make necessary repairs, replacements, and reseedings within the planting season.
2. Once the vegetation is established, the site must have 95% ground cover to be considered adequately stabilized.
3. If the stand provides less than 40% ground coverage, reestablish following original lime. fertilizer, seedbed preparation and seeding recommendations.
4. If the stand provides between 40% and 94% ground coverage, overseeding and fertilizing using half of the rates originally applies may be necessary.
5. Maintenance fertilizer rates for permanent seedings are shown in Table 2.9.

Notes for Underground Utility Work

1. When conducting underground utility work do not open more than five hundred linear feet (500 ft) of trench at any one time.
2. Filter water pumped out of trench excavations prior to discharging to the storm sewer system.
3. Place excavated material for utility work on the uphill side of a trench.
4. Install interim or permanent stabilization immediately after a utility trench is refilled.
5. Use mulch and matting on excavated material to minimize their erosion when natural or artificial grass filter strips are installed to receive stormwater runoff from the excavated materials.

Table 2.4 Temporary Seeding for Site Stabilization

Plant Species	Seeding Rate[1] lb/ac	Seeding Rate[1] lb/1,000 ft²	Seeding Depth (inches)[2]	Recommended Seeding Dates Plant Hardiness Zone 7a and 7b[3]
Cool-Season Grasses				
Annual Ryegrass	40	1.0	0.5	Feb. 15 to Apr. 30; Aug. 15 to Nov. 30
Barley	96	2.2	1.0	Feb. 15 to Apr. 30; Aug. 15 to Nov. 30
Oats	72	1.7	1.0	Feb. 15 to Apr. 30; Aug. 15 to Nov. 30
Wheat	120	2.8	1.0	Feb. 15 to Apr. 30; Aug. 15 to Nov. 30
Cereal Rye	112	2.8	1.0	Feb. 15 to Apr. 30; Aug. 15 to Dec. 15
Warm-Season Grasses				
Foxtail Millet	30	0.7	0.5	May 1 to Aug. 14
Pearl Millet	20	0.5	0.5	May 1 to Aug. 14

Notes:

Seeding rates for the warm-season grasses are in pounds of pure live seed (PLS). Actual planting rates must be adjusted to reflect percent seed germination and purity, as tested. Adjustments are usually not needed for the cool-season grasses.

Seeding rates listed above are for temporary seedings, when planted alone. When planted as a nurse crop with permanent seed mixes, use 1/3 of the seeding rate listed above for barely, oats, and wheat. For smaller-seeded grasses (annual ryegrass, pearl millet, foxtail millet), do not exceed more than 5% (by weight) of the overall permanent seeding mix. Generally, do not use cereal rye as a nurse crop unless planting will occur in very late fall beyond the seeding dates for other temporary seedings. Cereal rye has allelopathic properties that inhibit the germination and growth of other plants. If it must be used as a nurse crop, seed at 1/3 of the rate listed above.
Oats are recommended nurse crop for warm-season grasses.
[2]For sandy soils, plant seeds at twice the depth listed above.
[3]The planting dates listed are averages and may require adjustment to reflect local conditions.

Table 2.5 Permanent Seeding Summary

Permanent Seeding Summary								
Seed Mixture					Fertilizer Rate (10-20-20)			Lime Rate
No.	Species	Application Rate (lb/ac)	Seeding Dates	Seeding Depths	N	P_2O_5	K_2O	
					45 lb/ac	90 lb/ac	90lb/ac	2 tons/ac
					(1.0 lb/ 1,000 ft²)	(2 lb/ 1,000 ft²)	(2 lb/ 1,000 ft²)	(90 lb/ 1,000 ft²)

Turfgrass Mixtures

Select a seed mixture from Table 2.6, using Table 2.7 (conditions by mix) as a guideline. Some guidance for common mixes is as follows:

1. Kentucky Bluegrass (full sun mixture)- For use in areas· that receive intensive management. The recommended certified Kentucky bluegrass cultivars . !'.Ceding rate is 1.5 to 2.0 pounds per 1,000 square feet. Cl10ose a minimum of three bluegrass cultivars ranging from a minimum of 10% to a maximum of 35% of the mixture by weight.
2. Kentucky Bluegrass/ Perennial Rye (full sun mixture) - For use in full sun areas where rapid establishment is necessary and when turf will receive medium to intensive management. The certified perennial ryegrass cultivars/certified Kentucky bluegrass seeding rate is 2 pounds mixture per 1,000 square feet. A min minimum of three Kentucky bluegrass cultivars must be chosen, with each cultivars ranging from 10% to 35% of the mixture by weight.
3. Tall Fescue/Kentucky Bluegrass (full sun mixture) - For use in drought prone areas and/or for areas receiving low to medium management in full sun to medium shade. The recommended mixture includes 95% 10100% certified tall Fescue~cue cultivars and 0%, to5% certified Kentucky bluegrass cultivars. The seed1t1g rate is 5 to 8 pm1nds *pet* 1,000 square feet. One or more cultivars may be blended.
4. Kentucky Bluegrass/Fine Fescue (shade mixture) - for use in areas with shade in bluegrass lawns or for establishment in high quality, intensively managed turf area. The mixture includes 30% to 40% certified Kentucky bluegrass cultivars and 60% to 70% of certified fine fescue. The seeding rate is 1-1/2 to 3 pounds per 1,000 square feet. A minimum of 3 Kentucky bluegrass cultivars must be chosen, with each cultivars ranging from a minimum of 10% to a maximum of 35% of the mixture by weight.

Note: Select Turfgrass varies from those listed in the most current Maryland-Virginia Turfgrass Variety Recommendation Work Group list (http://www.pubs.ext.vt.edu/).

Sod grass

Use sod grass to provide quick cover on disturbed areas (2:1 grade or flatter).

1. Class of Turfgrass sod must comply with the grass varieties listed in **Table 2. 7**. Make sod labels available to the job foreman and inspector.
2. Machine cut sod at a uniform soil thickness of (3/4) inches, plus or minus (1/4) inches, at the time of cutting. Measurement for thickness must exclude top growth and thatch. Individual pieces of sod must be cut to the supplier's width and length. Maximum allowable deviation from standard widths and lengths is 5%. Broken pads and torn or uneven end~ will LL not be acceptable.
3. Standard size sections of sod must be strong enough to support their own weight and rcrain their size and shape when suspended vertically with a firm grasp on the upper 10% of the section.
4. Do not harvest: or transplant sod when moisture content (excessively dry or wet) may adversely affect its survival.
5. Harvest, deliver, and install sod within a period of 36 hours. Sod not transplanted within this period must be approved by the agronomist or soil scientist prior to this installation.

Planting Dates

The recommended planting dates for permanent cover can be found in **Table 2.8**

Table 2.7

7. Creeping Red Fescue (*Festuca rubra var. rubra*)	Navigator II	60	1.38	W–MW	1–2	C–D	This mix has good shade tolerance.
Kentucky Bluegrass (*Poa pratensis*)	Recommended turf-types[4]	15	0.34				
8. Tall Fescue (*Lolium arundinaceum*) (formerly *Festuca arundinacea*)	Recommended turf-types[4]	100	2.3	E–SP	2–3	A–D	Tall fescue produces a dense turf if frequently mowed, but tends to be clumpy if mowed only occasionally. For best results, recommend using a blend of 3 cultivars. Use low-endophyte cultivars in areas where livestock may graze.
9. SELECT ONE SPECIES OF FESCUE: Tall Fescue (*Lolium arundinaceum*) (formerly *Festuca arundinacea*)	Recommended turf-types[4]	60	1.38	W–SP	2–3	A–B	Good for highly managed athletic fields. Tall fescue is more suitable for compacted, high use areas and on moist sites.
OR Hard Fescue (*Festuca trachyphylla*)	Beacon, Gotham, Spartan II, Sword	40	0.92				Hard fescue produces finer-textured turf with more shade tolerance.
AND ADD: Kentucky Bluegrass (*Poa pratensis*)	Recommended turf-types[4]	40	0.92				Use tall fescue instead of hard fescue for wastewater treatment strips and areas.
Perennial Ryegrass (*Lolium perenne*)	Blazer (II), Penafine	20	0.46				For best results, recommend using a blend of 3 cultivars each for tall fescue and Kentucky bluegrass.
11. Creeping Red Fescue (*Festuca rubra var. rubra*)	Navigator II	30	0.69	E–MW	2–3	B–D	
Chewings Fescue (*Festuca rubra ssp. commutata*)	Radar	30	0.69				
Kentucky Bluegrass (*Poa pratensis*)	Recommended turf-types[4]	20	0.46				
OPTIONAL ADDITION Rough Bluegrass (*Poa trivialis*)	Common	15	0.34				Add rough bluegrass in moist, shady conditions.

Table 2.8 Recommended Planting Dates for Permanent Cover

Type of Plant Material	Planting Dates
Seeds - Cool-Season Grasses (includes mixes with forbs and/or legumes)	Feb 15 to Apr 30 Aug 15 to Oct 31 Nov 1 to Nov 30[3]
Seeds - Warm-Season/Cool-Season Grass Mixes (includes mixes with forbs and/or legumes)	Feb 15 to Apr 30[4] May 1 to May 31[5]
Sod - Cool-Season	Feb 15 to Apr 30 May 1 to Sep 30[5] Oct 1 to Dec 1[5, 6]

Notes:

1. When seeding toward the end of the listed planting dates, or when conditions are expected to be less than optimal, select an appropriate nurse crop from Table 2.4 Temporary Seeding for Site Stabilization and plant together with the permanent seeding mix.
2. When planted during the growing season, most of these materials must be purchased and kept in a dormant condition until planting.
3. Recommend adding a nurse crop, as noted above, if planting during this period.
4. Warm-season grasses need a soil temperature of at least 50-degrees Fahrenheit in order to germinate. If soil temperatures are colder than 50-degrees, or moisture is not adequate, the seeds will remain dormant until conditions are favorable. In general, planting during the latter portion of this period allows more time for weed emergence and weed control prior to planting. When selecting a planting date, consider the need for weed control vs. the likelihood of having sufficient moisture for later plantings. especially on droughty sites.
5. Additional planting dates during which supplemental watering may be needed to ensure plant establishment.
6. Frequent freezing and thawing of wet soils may result in frost-heaving of materials planted in late fall, if plants have not sufficiently rooted in place. Sod usually needs 4 to 6 weeks to become sufficiently rooted.

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6316 2nd Street NW - Washington DC 20011

Additional Dwelling Unit

4826 Eastern Ave NE
Washington, DC 20011

NOT FOR CONSTRUCTION

No.	Description	Date

EROSION AND SEDIMENT CONTROL

Project number	240705
Date	02/10/2025
Scale	1/4" = 1'-0"

ESC0103

2/11/2025 1:29:01 PM

F E D C B A

MECHANICAL SPECS - MULTI HEAD MINI SPLIT SYSTEM

In compliance with IRC-M1411, information on heating and cooling equipment. The additional dwelling unit is served by a multi-head split system. There are 2 indoor units and one outdoor unit. Specs for indoor units:
Indoor unit: DAIKIN, 0.75-Ton Wall Mounted Unit - FTXS09LVJURXS09LVJU
(240V, 1, PH - RLA-3.7A, MCA-8.0A, MOCP-15A)
Indoor Unit System Performance:
Indoor Unit Model No. FTXS09, 12LVJU
Indoor Unit Name: FTXS09LVJU
Outdoor Unit Model No. RXS09LVJU
Outdoor Unit Name: RXS09LVJU
Rated Cooling Capacity (Btu/hr): 9,000
Rated Cooling Conditions: Indoor (°F DB/WB): 80 / 67 Ambient (°F DB/WB): 95 / 75
Sensible Capacity (Btu/hr): 8,100
Max/Min Cooling Capacity (Btu/hr): 10,600 / 4,400
Rated Height Difference (ft): 49.20
Cooling Input Power (kW): 0.590
Rated Heating Conditions: Indoor (°F DB/WB): 70 / 70 Ambient (°F DB/WB): 47 / 43
SEER (Non-Ducted): 24.50
HSPF (Non-Ducted): 12.5
EER (Non-Ducted): 15.30 /
Heating COP (Non-Ducted): 4.5
Rated Heating Capacity (Btu/hr): 12,000
Max/Min Heating Capacity (Btu/hr): 15,600 / 4,400
Heating Input Power (kW): 0.79
Indoor Unit System Details:
Refrigerant Type: R-410A
Cooling Operation Range (°F DB): 14 - 115
Holding Refrigerant Charge (lbs): 2.4
Heating Operation Range (°F WB): 5 - 64
Additional Charge (lb/ft): 0.21
Cooling Range w/Baffle (°F DB): 0 - 115
Max. Pipe Length (Total) (ft): 66
Heating Range w/Baffle (°F WB): 0 – 77
Max Height Separation (Ind to Ind ft): 49
Indoor Unit Details
Power Supply (V/Hz/Ph): 208-230 / 60 / 1
Airflow Rate (H/M/L/SL) (CFM): 381/279/194/145
Power Supply Connections: L1, L2, Ground
Moisture Removal (Gal/hr): 2.4 Min.
Gas Pipe Connection (inch): 3/8
Liquid Pipe Connection (inch): 1/4
Dimensions (HxWxD) (in): 11-5/8 x 31-1/2 x 8-7/16
Condensate Connection (inch): 5/8
Sound Pressure (H/M) (dBA): 41/22
Net Weight (lb): 20
Ext. Static Pressure (Rated/Max) (inWg): 0.00/0.00
Outdoor unit: DAIKIN 2 PORT HP, DUCTLESS OD - 1.5 TON - 2MXS18NMVJU
OUTDOOR UNIT
Outdoor unit Performance
Outdoor Unit Model No. 2MXS18NMVJU
Outdoor Unit Name: 2 PORT HP, DUCTLESS OD 1.5 TON
Type: Heat Pump
Rated Cooling Conditions: Indoor (°F DB/DB): 80 / 67 Ambient (°FDB/WB): 95 / 75
Rated Cooling Capacity (Btu/hr): 18,000
Max/Min Cooling Capacity (Btu/hr): 21,000 /
Rated Piping Length(ft): 25
Rated Height Difference (ft): 49.00
Rated Heating Capacity (Btu/hr): 18,900
SEER (Non-Ducted/Ducted): 18.90 / 14.00
Max/Min Heating Capacity (Btu/hr): 25,000 /
HSPF (Non-Ducted/Ducted): 10.7 / 8.2
Heating COP (Non-Ducted/Ducted): 4.1 / 4.1
Outdoor unit Details
Power Supply (V/Hz/Ph): 208-230 / 60 / 1
Compressor Type: Inverter
Power Supply Connections: L1, L2, Ground
Capacity Control Range (%): -
Min. Circuit Amps MCA (A): 15.80
Airflow Rate (H) (CFM): 2,150
Max Overcurrent Protection (MOP) (A): 20.00
Gas Pipe Connection (inch): 3/8
Max Starting Current MSC(A): 14.00
Liquid Pipe Connection (inch): 1/4
Rated Load Amps RLA(A): 14.0
Sound Pressure (H) (dBA): 50
Dimensions (HxWxD) (in): 29 x 34-1/4 x 12-5/8
Sound Power Level (dBA): Net Weight (lb): 123
Outdoor unit System Details
Refrigerant Type: R-410A
Cooling Operation Range (°F DB): 14 - 115
Holding Refrigerant Charge (lbs): 3.9
Heating Operation Range (°F WB): 5 - 72
Additional Charge (lb/ft): 0.01
Cooling Range w/Baffle (°F DB): -
Max. Pipe Length (Total) (ft): 164
Heating Range w/Baffle (°F WB): -
Max Height Separation (Ind to Ind ft): 49

ENERGY RECOVERY VENTILATOR - Lunos E2

Operating and wired in groups of 2 or 4, these fans provide continuous ventilation without the need for ductwork - installed directly in the exterior wall. The regenerative core is charged every 70 seconds for a standard fan (250mm) and 50 seconds for a short fan (173mm), afterwhich the fan reverses and the incoming air absorbs the stored heat on its way in. Creates a very quiet heat recovery ventilation system without the need for ducts and balancing, with specific fan efficiency that is second to none.

PRODUCT SPECIFICATIONS
The basic unit is a through wall fan, with a ceramic regenerative heat exchanger behind it. Operating and wired in pairs, these fans provide continuous ventilation without the need for duct-work and are installed directly in the exterior wall.
The fan's heat recovery is possible thanks to a ceramic core that is charged in a 70 second cycle for a standard fan (250mm) and 50 seconds for a short fan (173mm).
Includes one transformer (110V-12V) and controller. Maximum four fans (two pairs) can be wired to one controller. Installation sleeve included – can be preinstalled in wall before insulating/during construction

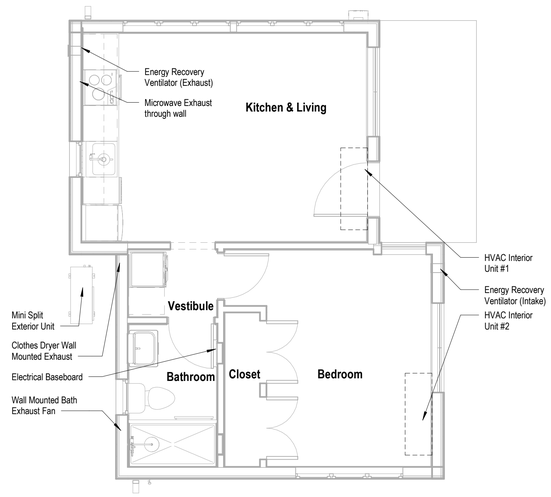
Technical Specs
Ventilation Rates 10/15/20 CFM or 9/18/22CFM
Heat Recovery Efficiency 90.6% (tested with DIN 308 / DIBt protocol)
Humidity Recovery 20-30%
Specific Fan Efficiency 0.07-0.09 Wh/m3 (0.11-0.14 W/cfm)
Ventilation System Efficiency 0.30 Wh/m3
Filter G3 (MERV 5) or optional pollen F5 (MERV 9-10)
Sound Levels 16.5db/19.5 dB /26.0 dB
Dimensions
Diameter Unit 5 7/8" (150mm)
Exterior Diameter Tube 6 3/8" (163mm)
Minimum Wall Thickness 12" (300 mm); 7.5" (190mm) if short version
Installation Tube (can be cut) 12' to 19.5" (300 to 500 mm)
Optional 27" (700mm) tube
Fan Length standard: 9.8" (248mm) short: 6.8" (173mm)
Inside Cover 7 1/16" x 7 1/16" (180 x 180 mm)
Outside Grill Diameter 7 1/16" (180mm)

TABLE R402.4.1.2 MAXIMUM ALLOWED AIR LEAKAGE RATES

	New construction	Level 3 Alteration affecting 80% or more of the aggregate work of the building (Gut Rehabilitation)
Single family detached, two family attached (duplex), townhouses, flats	3 ACH50	3 ACH50
Dwelling units in Multifamily buildings 3 stories and less	.30 CFM50/SF enclosure area of each unit or 3 ACH50	.30 CFM50/SF enclosure area of each unit or 3 ACH50

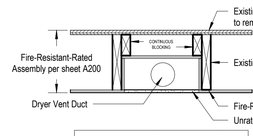
TABLE R402.4.1.1 AIR BARRIER AND INSULATION INSTALLATION

COMPONENT	AIR BARRIER CRITERIA	INSULATION INSTALLATION CRITERIA
General Requirements	A continuous six-sided air barrier shall be installed in the building envelope. The exterior thermal envelope contains a continuous air barrier. Breaks or joints in the air barrier shall be sealed.	Air-permeable insulation shall not be used as a sealing material. All ceiling, wall, floor and slab insulation shall achieve Grade I installation per the RESNET Standards or, alternatively, Grade II for surfaces that contain a layer of continuous, air impermeable insulation > R5.
Ceiling / Attic	The air barrier in any dropped ceiling/soffit shall be aligned with the insulation and any gaps in the air barrier shall be sealed. Access openings, drop down stairs or knee wall doors to unconditioned attic spaces shall be sealed.	The insulation in any dropped ceiling/soffit shall be aligned with the air barrier.
Walls	The junction of the foundation and sill plate shall be sealed. The junction of the top plate and the top of exterior walls shall be sealed. Knee walls shall be sealed.	Cavities within corners and headers of frame walls shall be insulated by completely filling the cavity with a material having a thermal resistance of R-3 per inch minimum. Exterior thermal envelope insulation for framed walls shall be installed in substantial contact and continuous alignment with the air barrier.
Windows, Skylights, and Doors	The space between window/door jambs and framing, and skylights and framing shall be sealed. Doors adjacent to unconditioned space or ambient conditions shall be made substantially air-tight with weather stripping or equivalent gasket.	Continuous exterior insulation shall continue over window and door headers. Skylight and window chases through unconditioned attic space must be insulated to exterior wall values per table 402.1.2.
Rim Joists	Rim joists shall include continuous air barrier.	Rim joists shall be insulated per Table 402.1.2.
Floors (including above garage and cantilevered floors)	The air barrier shall be installed at any exposed edge of insulation.	Floor framing cavity insulation shall be installed to maintain permanent contact with the underside of subfloor decking, or floor framing cavity insulation shall be permitted to be in contact with the top side of sheathing, or continuous insulation installed on the underside of floor framing; and extends from the bottom to the top of all perimeter floor framing members.
Crawl Space Walls	Exposed earth in unvented crawl spaces shall be covered with a Class I vapor retarder with overlapping joints taped.	Where provided instead of floor insulation, insulation shall be permanently attached to the crawlspace walls.
Shafts, penetrations	Duct shafts, utility penetrations, and flue shafts opening to exterior or unconditioned space shall be sealed.	Duct shafts or chases next to exterior or unconditioned space shall be insulated.
Narrow Cavities		Batts in narrow cavities shall be cut to fit, or narrow cavities shall be filled by insulation that on installation readily conforms to the available cavity space.
Garage separation	Air sealing shall be provided between the garage and conditioned spaces.	Walls next to unconditioned garage space shall be insulated.
Recessed Lighting	Recessed light fixtures installed in the building thermal envelope shall be sealed to the drywall.	Recessed light fixtures installed in the building thermal envelope shall be air tight and IC rated.
Plumbing and Wiring	Seal any plumbing or wiring that penetrates the building envelope.	Batt insulation shall be cut neatly to fit around wiring and plumbing in exterior walls, or insulation that on installation readily conforms to available space shall extend behind piping and wiring.
Shower / tub on Exterior Wall	The air barrier installed at exterior walls adjacent to showers and tubs shall separate them from the showers and tubs.	Exterior walls adjacent to showers and tubs shall be insulated.
Electrical / phone box on Exterior Walls	The air barrier shall be installed behind electrical or communication boxes or air-sealed boxes shall be installed.	
Common wall separating dwelling units	Air barrier is installed in common wall between dwelling units.	
HVAC Register boots	HVAC register boots that penetrate building thermal envelope shall be sealed to the subfloor or drywall.	
Concealed sprinklers	When required to be sealed, concealed fire sprinklers shall only be sealed in a manner that is recommended by the manufacturer. Caulking or other adhesive sealants shall not be used to fill voids between fire sprinkler cover plates and walls or ceilings.	
Fireplace	An air barrier shall be installed on fireplace walls.	



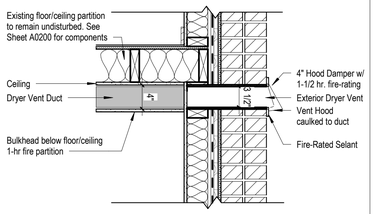
D1 Garage Level 1 - Mechanical
1/4" = 1'-0"

DRYER VENT PENETRATION DETAIL



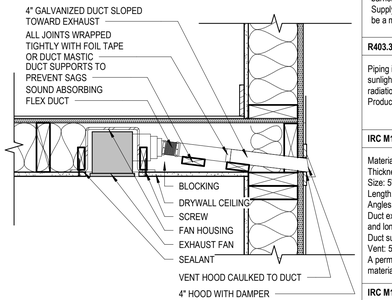
DRYER DUCT DETAIL PARALLEL TO JOIST

IMC 504.2 - Exhaust Penetration
All anular spaces are sealed w/ noncombustible material, approved fire cauking or noncombustible exhaust duct wall receptacle.



DRYER DUCT DETAIL PERPENDICULAR TO JOIST

BATH FAN PENETRATION DETAIL



R403.3.3 DUCT TESTING (MANDATORY)

Ducts shall be pressure tested to determine air leakage by one of the following methods:

1. Rough-in test: Total leakage shall be measured with a pressure differential of 0.1 inch w.g. (25 Pa) across the system, including the manufacturer's air handler enclosure if installed at the time of the test. All registers shall be taped or otherwise sealed during the test.
2. Postconstruction test: Total leakage shall be measured with a pressure differential of 0.1 inch w.g. (25 Pa) across the entire system, including the manufacturer's air handler enclosure. Registers shall be taped or otherwise sealed during the test.

Exception: A duct air leakage test shall not be required where the ducts and air handlers are located entirely within the building thermal envelope.

A written report of the results of the test shall be signed by the party conducting the test and provided to the code official.

Duct tightness must be checked by leakage testing at the end of construction or at the time of rough-in. This affords some flexibility to the builder. The test at the end of construction, if failed, could be more difficult to correct. However, the test after rough-in is more stringent as noted in the commentary to Section R403.3.4.

MECHANICAL SYMBOL LEGEND

EV	ELECTRIC VEHICLE CHARGER
	LUNOS FRESH AIR INTAKE/OUTAKE
	EXHAUST FAN
T	THERMOSTAT
	SUPPLY REGISTER
	RETURN REGISTER
	BASEBOARD RADIATOR (ELECTRIC)
	BASEBOARD RADIATOR (HYDRONIC)
	INTERIOR MINI SPLIT UNIT
	EXTERIOR MINI SPLIT UNIT

MECHANICAL GENERAL NOTES

1. Contractor shall plan installation of new work and connections to existing work to insure minimum interfere with regular operation of existing facilities. All system shutdowns affecting other areas shall be coordinated with building owner.
2. Install work so as to be readily accessible for operation, maintenance and repair. Minor deviations from drawings may be made to accomplish this but changes which involve extra cost shall not be made without approval.
3. Disconnect, remove and/or relocate existing material, equipment and other work as noted or required for proper installation of new system.
4. All systems shall be clean of foreign material and rough spots prior to being placed in service and before operational tests are performed.
5. Installation of all equipment and their accessories shall be per manufacturer's published recommendations.
6. Contractor shall verify all field dimensions and existing equipment locations prior to fabrication and purchase of new equipment.
7. Contractor shall verify voltages and power requirements for all equipment and shall coordinate with the electrical contract drawings and existing conditions prior to submission of shop drawings and purchase of equipment.
8. Provide all required labor, materials, equipment, and services necessary for a complete and safe installation of HVAC systems in full conformity with requirements of all authorities having jurisdiction; all as indicated on drawings and/or herein specified for the systems included. Work shall be installed in a neat, workmanlike manner. Include all costs for permits, licenses, certificates, filing and inspections required by authorities having jurisdiction.
9. The contractor shall furnish a written guarantee to replace or repair promptly and assume responsibility for all expenses incurred for any workmanship and equipment in which defects develop within one year from the date of acceptance by owner. This work shall be done as directed by the owner. This guarantee shall also provide that where defects occur, the contractor will assume responsibility for all expenses incurred in repairing and replacing work of other trades affected by defects, repairs or replacement in equipment supplied by the contractor.
10. All material and equipment to be new unless otherwise noted.
11. Connect all new work to existing work in neat and approved manner. Restore existing work disturbed while installed new work to acceptable condition as determined by engineer.
12. Contractor shall submit copies of complete air balance reports (for all heat pumps and fan coil units where the renovations are taking place) to the owners for final approval. Balance report should show methods and results of performed testing and balancing.
13. Calibrate all thermostats within the work scope area.
14. Upon completion of construction, thoroughly clean all perimeter fan coil units and replace filters.
15. The contractor shall thoroughly clean his work area daily. Contractor shall remove all trash after completion of work. Work done under this contract shall be accomplished with minimum impact on the operation of the building and its tenants.

IECC 403.2.1 - SUPPLY DUCT INSULATION

Install duct blanket insulation that is covered with a foil or plastic vapor barrier over the ducts. Overlap blanket by 2 inches and staple. Seal insulation blanket seams with mastic or UL-181 metal tape and mastic.
Insulate all supply and return ducts located in unconditioned space. The insulation should be a minimum of R-8 for all supply ducts and at least R-8 for all return ducts.
Metal ducts to receive a "duct wrap," such as fiberglass blanket insulation with a foil-faced vapor barrier
Supply and return ducts outside the building thermal envelope shall be insulated. Insulation shall be a minimum of R-8. Insulation for ducts less than 3 in. diameter shall be a minimum of R-6.

R403.3.1 PROTECTION OF PIPING INSULATION

Piping insulation exposed to weather shall be protected from damage, including that caused by sunlight, moisture, equipment maintenance, and wind, and shall provide shielding from solar radiation that can cause degradation of the material. Adhesive tape shall not be permitted.
Product Suggested: Armaflex 1" rubber self sealing pipe insulation. R-Value 3.2

IRC M1502 - DRYER EXHAUST

Material: galvanized steel
Thickness: 30 Gauge round pipe
Size: 5"
Length: see plan
Angles: none
Duct exhaust joints: mastic tape and/or fire resistance tape with foil backing and long lasting adhesive. No screws.
Duct support: 2 (max 4'-0")
Vent: 5" in galvanized steel with back draft flapper.
A permant tag to be installed inside the laundry closet to indicate: length, material, thickness, size and location of exhaust duct.

IRC M1503.3 - KITCHEN EXHAUST

Kitchen exhaust to comply with 100 cfm intermittent or 25 cfm continuous
See Specialty equipment schedule for manufacturer and models to be installed in Basement and 1st Floor kitchen.
Exhaust duct to receive a 5" wall vent in galvanized steel with back draft flapper.

IRC M1507.4 - BATHROOM EXHAUST

Bathrooms: mechanical exhaust capacity of 50 cfm intermittent or 20 cfm continous

IECC 403.2.2 - BUILDING LEAKAGE TEST

The building or dwelling unit shall be tested and verified as having an air leakage rate not exceeding 3 air changes per hour in Climate Zones 3 through 8. Testing shall be conducted with a blower door at a pressure of 0.2 inches w.g. (50 pascals). Where required by the code official, testing shall be conducted by an approved third party. A written report of the results of the test shall be signed by the party conducting the test and provided to the code official. Testing shall be performed at any time after creation of all penetrations of the building thermal envelope.

During testing:
1. Exterior windows and doors, fireplace and stove doors shall be closed, but not sealed, beyond the intended weatherstripping or other infiltration control measures;
2. Dampers including exhaust, intake, makeup air, backdraft and flue dampers shall be closed, but not sealed beyond intended infiltration control measures;
3. Interior doors, if installed at the time of the test, shall be open;
4. Exterior doors for continuous ventilation systems and heat recovery ventilators shall be closed and sealed;
5. Heating and cooling systems, if installed at the time of the test, shall be turned off; and
6. Supply and return registers, if installed at the time of the test, shall be fully open.

R401.2 Certificate (Mandatory)
A permanent certificate shall be completed and posted on or in the electrical distribution panel by the builder or registered design professional. The certificate shall list the results from any required duct system and building envelope air leakage testing done on the building.

R403.3.2 DUCT LOCATED IN CONDITIONED SPACE

The duct system is located completely within the continuous air barrier and within the building thermal envelope.

2. Ductwork in ventilated attic spaces is buried within ceiling insulation in accordance with Section N1103.3.3 and all of the following conditions exist:
2.1. The air handler is located completely within the continuous air barrier and within the building thermal envelope.
2.2. The duct leakage, as measured either by a rough-in test of the ducts or a postconstruction total system leakage test to outside the building thermal envelope in accordance with Section N1103.3.6, is less than or equal to 1.5 cu ft per minute per 100 sq ft of conditioned floor area served by the duct system.
2.3. The ceiling insulation R-value installed against and above the insulated duct is greater than or equal to the proposed ceiling insulation R-value, less the R-value of the insulation on the duct.

3. Ductwork in floor cavities located over unconditioned space shall have the following:
3.1. A continuous air barrier installed between unconditioned space and the duct.
3.2. Insulation installed in accordance with Section N1102.2.7.
3.3. A minimum R-19 insulation installed in the cavity width separating the duct from unconditioned space.

4. Ductwork located within exterior walls of the building thermal envelope shall have the following:
4.1. A continuous air barrier installed between unconditioned space and the duct.
4.2. Minimum R-10 insulation installed in the cavity width separating the duct from the outside sheathing.
4.3. The remainder of the cavity insulation fully insulated to the drywall side.

R403.3.2 All duct joints, seams, and connections shall be sealed in accordance with SMACNA Class A regardless of pressure class.

N 0' 1' 2' 4' 8'

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CERTIFICATE OF ATTESTATION
I am responsible for determining that the architectural designs included in this application are in compliance with all laws and regulations of the District of Columbia. I have personally prepared, or directly supervised the development of, the architectural designs included in this application

Ileana Schinder, Architect

DC Architecture License #ARC102348 Expiration 04/30/2026

DISTRICT OF COLUMBIA · ILEANA SCHINDER · ARC102348 · REGISTERED · ARCHITECT

02/10/2025

No.	Description	Date

MECHANICAL SHEET

Project number	240705
Date	02/10/2025
Scale	As indicated

M0100

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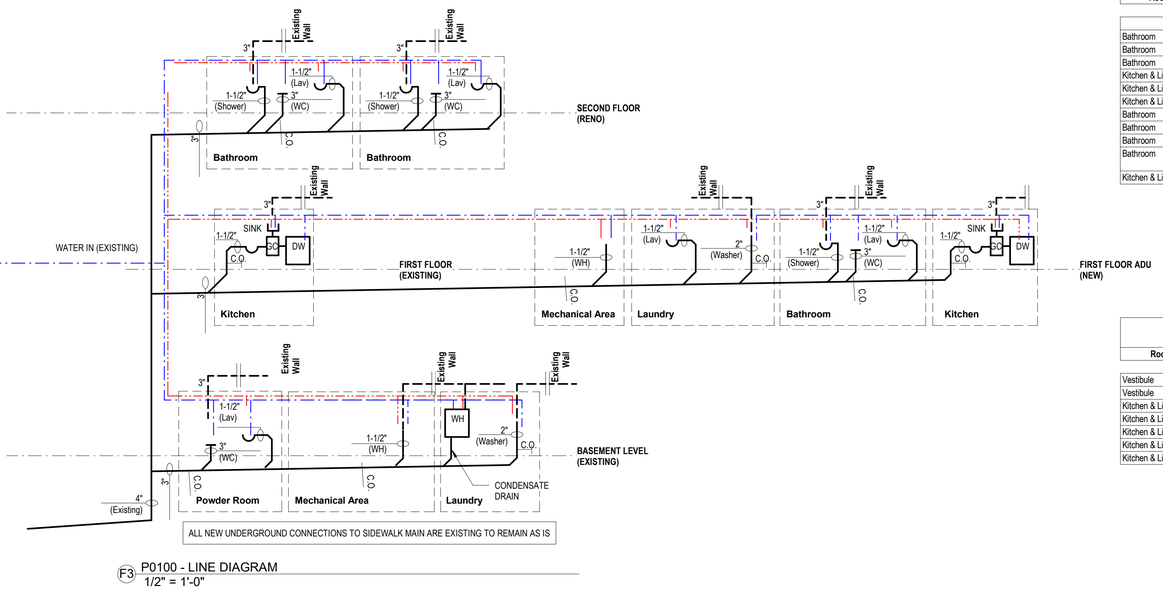


F3 P0100 - LINE DIAGRAM
1/2" = 1'-0"

Plumbing Fixture Schedule

Room: Name	Type Mark	Description	Manufacturer	Model	Comments
	P30	Hose Bib - Frost Proof	TBD		
Bathroom	P01	Medicine Cabinet - Surface Mount	Kohler	K-99003-SCF-NA	
Bathroom	P02	Bathroom Faucet	Kohler	Purist K-T14414-4	WaterSense 1.2 GPM
Bathroom	P03	Glass Shower Door - Sliding	Kohler	K-707201-L-SHP	
Kitchen & Living	P10	Kitchen Faucet	Kohler	Purist K-7505	
Kitchen & Living	P12	Garbage Disposer	Insinkerator	LC-50	
Kitchen & Living	P20	Tankless Water Heater	Rheem	TBD	Electric - 36,000 W, 8 gpm Max Flow Rate
Bathroom	P04	Vanity & Sink	IKEA	GODMORGON / ODENSVIK	
Bathroom	P05	Toilet	Kohler	Betello K-20198	WaterSense 1.28 GPF
Bathroom	P06	Shower Base	Kohler	Ballast K-1937	
Bathroom	P07	Shower Trim	Kohler	Hydrorail K-45210	Hand shower to receive backflow prevention per ASME A / 12.8.1 / CSA / B125.1. Showerhead Awaken G90 Watersense Approved
Kitchen & Living	P11	Sink	Kohler	Prolific K-5540	

SPECIALTY EQUIPMENT SCHEDULE

Room: Name	Type Mark	Description	Manufacturer	Model	Comments
Vestibule	S40	Clothes Washer	Bosch	24" Wide - WAT28400UC	
Vestibule	S41	Clothes Dryer	Bosch	24" Wide - WTG86403UC	
Kitchen & Living	S29	Refrigerator	Bosch	24" Wide - B11CB50SSS	
Kitchen & Living	S28	Dishwasher	Bosch	18" - SPE68B55UC	
Kitchen & Living	S26	Cooktop	Bosch	24" Wide - NIT5469UC	
Kitchen & Living	S27	Oven	Bosch	HBE5451UC	
Kitchen & Living	S14	Microwave	Sharp	24" Wide - R1214TY	

PLUMBING GENERAL NOTES

1. GC to coordinate plumbing and piping with existing conditions and other equipment.
2. GC shall be responsible for verifying the existence and location of all underground or concealed utilities in advance of any construction. It is the GC responsibility to inspect the job site to become familiar with all existing conditions that could affect the installation of any work set forth in these plans.
3. GC shall install all materials in accordance with manufacturers' recommendations.
4. See architectural drawings for exact location and installation height of all plumbing fixtures and exact building dimensions.
5. GC to coordinate and verify service connections on all fixtures.
6. Hot and Cold water runs are 1/2" unless otherwise specified.
7. All water runs are overhead and shall be concealed wherever possible.
8. Any exposed piping shall be coordinated with architect prior to installation. Slope to drain.
9. Sewer and vent runs are 3" unless otherwise specified.
10. Hot and cold water piping is to be installed according to UPC. Insulate hot water and cold water supply piping under 2" with R-4 fiberglass insulation and R-6 for pipes above 2".
11. Pipe Material: Type L Copper pipe for domestic water.
12. Provide air chamber above domestic hot and cold water lavatory stops.
13. Provide mechanical water hammer arrestors at water closets.

R403.5.3 Hot water pipe insulation (Prescriptive)

Insulation for hot water piping with a thermal resistance, R-value, of no less than R-3 shall be applied to the following:

1. Piping serving more than one dwelling unit
2. Piping located outside the conditioned space
3. Piping located under a floor slab
4. Buried piping
5. Supply and return piping in recirculation systems other than demand recirculation systems.

Product suggested: Owens Corning 1.5" Thick self sealing lap fiberglass pipe insulation R-4

PLUMBING IRC COMPLIANCE — **TYP. WHOLE BUILDING**

IRC - P2903.5 Water hammer arrestors will be installed in compliance with manufacturer manuals for the following equipment of quick closing valves: Clothes Washer, Dishwasher, Water Heater (if required) Suggested manufacturer and product: Watts, Residential System Models: 05-C & 05H-M1 (Washing Machine)

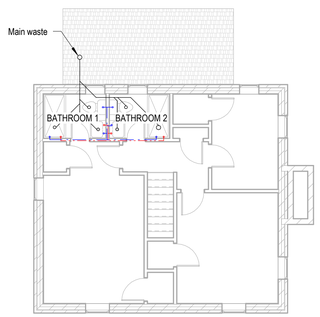
IRC P2903.7 Size of water mains, branch and risers.Typical U.N.O.

Fixture or Appliance	Cold Water Pipe	Hot Water Pipe
Toilet	3/8"	-
Bathtub	½"	½"
Bathroom Sink	3/8"	3/8"
Shower	½"	½"
Kitchen Sink	½"	½"
Dishwasher	3/8" to ½"	3/8" to ½"
Washing Machine	½"	½"
Laundry Sink	½"	½"
Water Heater	¾"	-

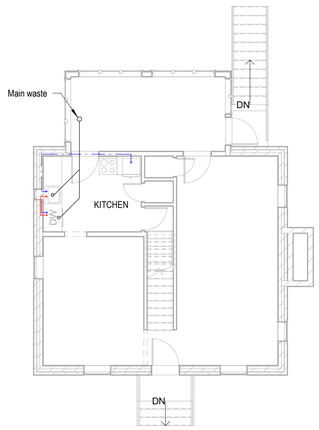
IRC - P2713.3 Shower Trim complies with the temperature requirements outlined by P2713.3 and P2708.3 (ASSE 1016) with a valve that high limits the temperature to no greater than 120F.Information provided by manufacturer.

IRC - P2905.4 Water service pipe or tubing installed underground and outside of the structure shall have a working pressure rating if not less than 160 pounds per sq in at 73F

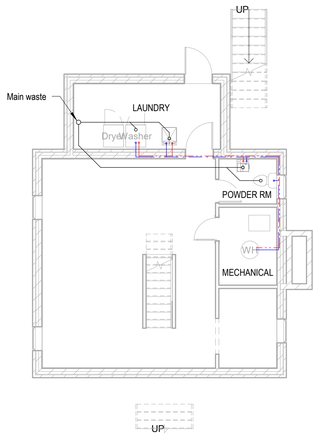
IRC - P2905.5 Water distribution piping within dwelling units shall have a pressure rating of not less than 100 psi at 180FProducts and materials to be installed in the project will comply with **Table 2905.4** Water Service standards.



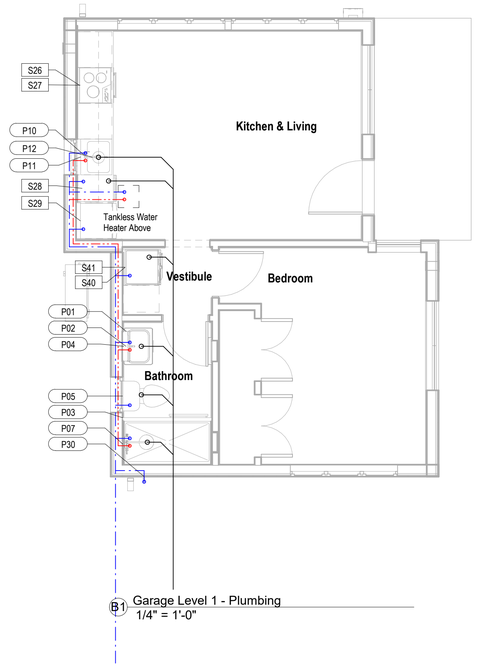
F1 Level 2 - Plumbing
1/8" = 1'-0"



E1 Level 1 - Plumbing
1/8" = 1'-0"



D1 Level 0 - Plumbing
1/8" = 1'-0"



B1 Garage Level 1 - Plumbing
1/4" = 1'-0"

PLUMBING LEGEND

- VENT LINE
- COLD WATER
- HOT WATER
- WASTE LINE
- C.O. CLEAN OUT

N

0' 1' 2' 4' 8'

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