ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE PLACED PRIOR TO OR AS THE FIRST STEP IN GRADING.

PROVIDE TEMPORARY STONE CONSTRUCTION ENTRANCE WHERE SHOWN. PROVIDE WATER SOURCE AND HOSE TO CLEAN ALL EQUIPMENT LEAVING SITE.

INSTALL SILT FENCE AROUND PERIMETER OF SITE.

NO DISTURBED AREA WILL BE DENUDED FOR MORE THAN 7 CALENDAR DAYS. INSTALL THE NECESSARY TEMPORARY OR PERMANENT VEGETATIVE STABILIZATION MEASURES TO ACHIEVE ADEQUATE EROSION AND SEDIMENT CONTROL.

ALL CONSTRUCTION TO BE INSPECTED DAILY BE THE CONTRACTOR, AND ANY DAMAGED SILTATION OR EROSION CONTROL DEVICES OR MEASURES WILL BE REPAIRED AT THE CLOSE OF THE DAY.

ALL SILT FENCE TO BE MAINTAINED IN WORKING CONDITION.

STABILIZED CONSTRUCTION ENTRANCES TO BE PERIODICALLY SUPPLANTED WITH ADDITIONAL STONE AS NEEDED.

CONTROLS WILL BE REMOVED AFTER THEIR CONTRIBUTING BASINS HAVE BEEN PERMANENTLY STABILIZED.

EROSION AND SEDIMENT CONTROL MEASURES AND SEQUENCE

1. All sediment and erosion control methods shall be installed before the start of any excavation and/or construction as per the Standards and Specifications for Soil Erosion and Sediment Control for the District of Columbia. If an on-site inspection reveals further erosion control measures are necessary, the same shall be provided.
2. All debris is to be removed from site.
3. Alley and/or streets/sidewalks shall be swept clean at all times during excavation and construction.
4. All catch basins and drain areas shall be protected during excavation and construction.
5. If any catch basins or drains become clogged as a result of excavation and construction, the contractor shall be responsible for their cleaning.
6. When sediment trap/sediment tank has reached 67% capacity, clean out of same is required.
7. Any stockpiling, regardless of location, shall be stabilized and covered with plastic and canvas, after its establishment and for the duration of the project.
8. After raze or demolition, there is the need for ground cover to prevent erosion and sediment runoff from occurring, such as seed, sod, pave, brickbat or mulch, etc.

FOR FURTHER INFORMATION, PLEASE CALL:

Soil Resources Branch
614 H Street, NW
Washington, DC 20001
(202) 727-7577 or
(202) 727-7048 (Permit Dept.)
Room LL-18 or LL-20

Storm Water Management
(202) 727-7577 or
(202) 727-7048 (Permit Dept.)

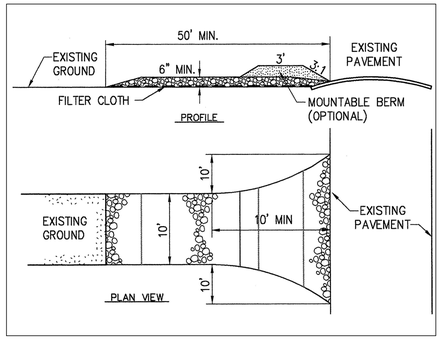
SEDIMENT CONTROL AND APPROVAL

PLAN NUMBER _____

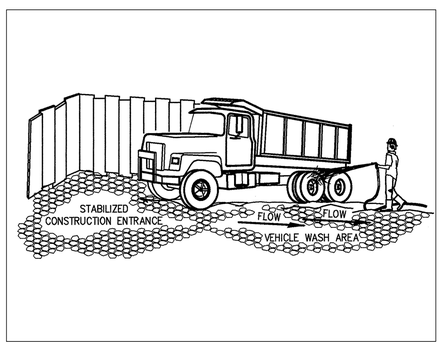
This approval is for grading and Sediment Control only. Permitee/Contractor is required to construct design features shown hereon. He shall notify this office at the number below at least 24 hours before start of grading activity, and within two weeks after completion of project for final inspection.

DATE _____

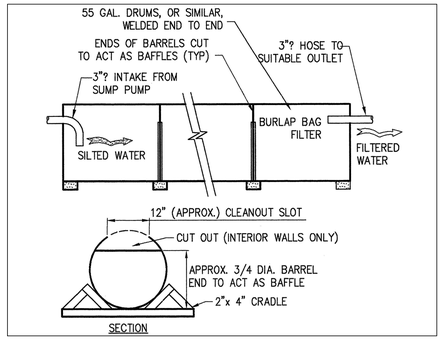
FLOODING AND EROSION CONTROL SECTION



CONSTRUCTION RAMP SPECIFICATION

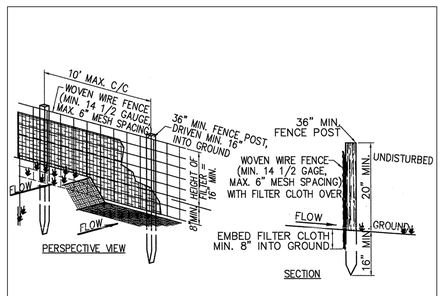


TRUCK WASH STATION



CONSTRUCTION NOTES

1. CLEAN OUT THE SEDIMENT TANK WHEN ONE THIRD (1/3) FILLED WITH SILT.
2. STEEL DRUMS ARE USED AS AN EXAMPLE DUE TO THEIR READY AVAILABILITY, ANY TANKS MAY BE USED, PROVIDING THAT THE VOLUME REQUIREMENTS FROM PAGE 20.01 ARE MET.
3. ALL SEDIMENT COLLECTED IN THE TANK SHALL BE DISPOSED OF IN A SEDIMENT TRAPPING DEVICE OR AS APPROVED BY THE INSPECTOR.
4. TANK STORAGE VOLUME REQUIRED = 16 CUBIC FOOT OF STORAGE FOR EACH GALLON PER MINUTE OF PUMP DISCHARGE CAPACITY. MULTIPLE TANKS MAY BE USED.



CONSTRUCTION NOTES FOR FABRICATED SILT FENCE

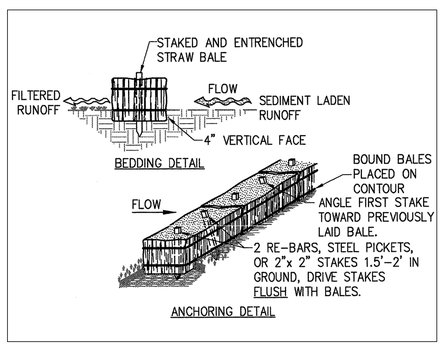
1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.
2. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.
4. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

POSTS:
STEEL EITHER T OR U TYPE OR 2" HARDWOOD

FENCE:
WOVEN WIRE, 14 1/2 GAGE 6" MAX. MESH OPENING

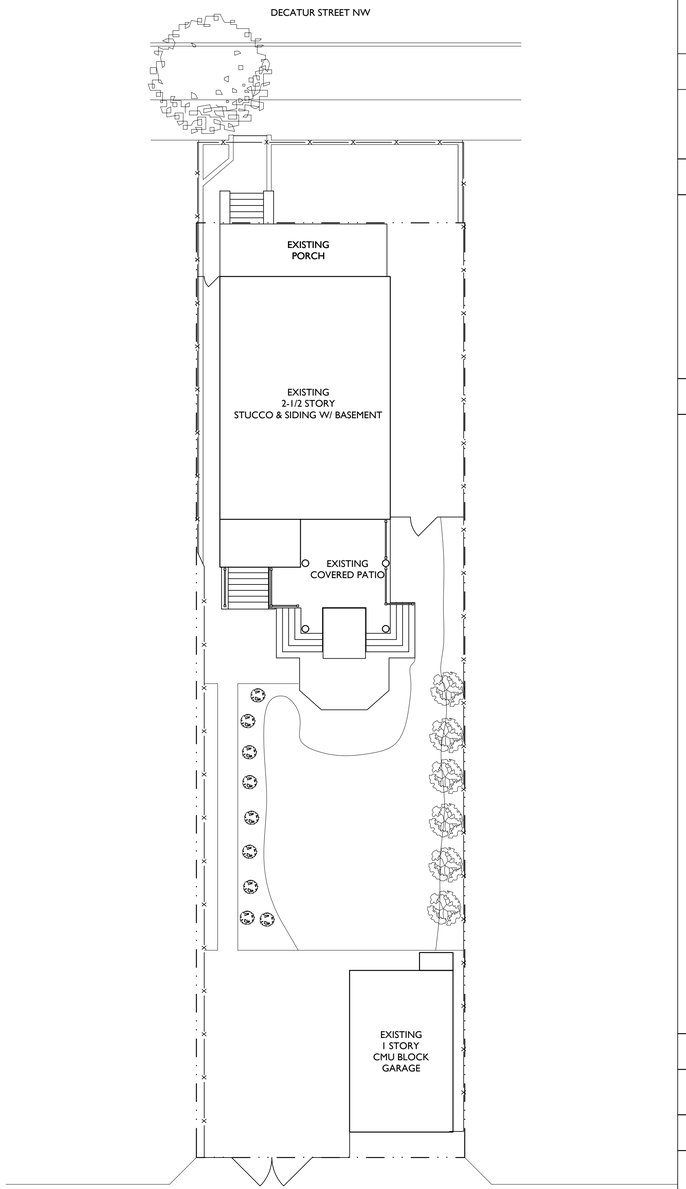
FILTER CLOTH:
FILTER X, MIRAFI 100X, STABILINKA T140N OR APPROVED EQUAL

PREFABRICATED UNIT:
GEOFAB, ENVIROVENCE, OR APPROVED EQUAL



CONSTRUCTION SPECIFICATIONS

1. BALES SHALL BE PLACED AT THE TOE OF A SLOPE OR ON THE CONTOUR AND IN A ROW WITH ENDS TIGHTLY ABUTTING THE ADJACENT BALES.
2. EACH BALE SHALL BE EMBEDDED IN THE SOIL A MINIMUM OF (4) INCHES, AND PLACED SO THE BINDINGS ARE HORIZONTAL.
3. BALES SHALL BE SECURELY ANCHORED IN PLACE BY EITHER TWO STAKES OR RE-BARS DRIVEN THROUGH THE BALE. THE FIRST STAKE IN EACH BALE SHALL BE DRIVEN TOWARD THE PREVIOUSLY LAID BALE AT AN ANGLE TO FORCE THE BALES TOGETHER. STAKES SHALL BE DRIVEN FLUSH WITH THE BALE.
4. INSPECTION SHALL BE FREQUENT AND REPAIR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
5. BALES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFULNESS DO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.



1 Existing Site Plan

Scale: 3/32" = 1'-0"

LEGEND

EXISTING BUILDING FOOTPRINT TO REMAIN	
STABALIZED CONSTRUCTION ENTRANCE	SCE
NEW CONSTRUCTION/LIMIT OF DISTURBANCE	
MATERIAL STOCKPILE AREA	
PROPERTY LINE	
SILT FENCE	SF

SEDIMENT CONTROL NOTES

Disturbed Area:	Sq. Ft
Disturbed Area (Volume):	Cu. Ft.
Fill (Volume):	Cu. ft.

CODE ANALYSIS

No. of Stories Above Grade Residence Building:
No. of Stories Below Grade Residence Building (Basement):
No. of Stories Above Grade Accessory Building:
No. of Stories Below Grade Accessory Building (Basement):

Governing Codes: IRC 2012, ICC 2012 I-Codes, DCMR Title 12 Supplement of 2013, DCMR 12a 106a
Use Group R-3; Sprinkler System: No; Fire Alarm System: No; Accessibility: No

Fire-Resistance rating of Building Elements / Type VB: 0
Fire-Resistance rating of Exterior Walls / Type VB: 0

ZONING ANALYSIS

Zone: R-1-B Lot: 0026 Square: 2921

LOT SIZE:	5574.00 SF	
EXISTING RESIDENCE:	1427.48 SF	
EXISTING ACCESSORY BUILDING:	371.43 SF	
ALLOWABLE % LOT OCCUPANCY:		40%
EXISTING RESIDENCE + EXISTING ACCESSORY BUILDING:		32%
RESIDENCE + PROPOSED ACCESSORY BUILDING % LOT OCCUPANCY:		
ALLOWABLE % REAR YARD OCCUPANCY ACCESSORY BUILDING:		30%
PROPOSED % REAR YARD OCCUPANCY ACCESSORY BUILDING:		
FLOOR AREA RATIO:		NONE PRESCRIBED
ALLOWABLE ACCESSORY BUILDING HEIGHT:		20'-0" (2 story)
PROPOSED ACCESSORY BUILDING HEIGHT: (Measured @ midpoint of side that faces the main building to the highest point of the roof above finished grade as per 5002.1)		
EXISTING RESIDENCE FRONT YARD SETBACK:		0'-0"
PROPOSED RESIDENCE FRONT YARD SETBACK:		UNCHANGED
EXISTING RESIDENCE REAR YARD SETBACK:		89'-2"± (varies)
PROPOSED RESIDENCE REAR YARD SETBACK:		UNCHANGED
PROPOSED ACCESSORY BUILDING REAR YARD SETBACK:		
EXISTING RESIDENCE EAST SIDE YARD SETBACK:		10'-7"
PROPOSED RESIDENCE EAST SIDE YARD SETBACK:		UNCHANGED
EXISTING ACCESSORY BUILDING EAST SIDE YARD SETBACK:		2'-0"±
PROPOSED ACCESSORY BUILDING EAST SIDE YARD SETBACK:		
EXISTING RESIDENCE WEST SIDE YARD SETBACK:		3'-0"±
PROPOSED RESIDENCE WEST SIDE YARD SETBACK:		UNCHANGED
EXISTING ACCESSORY BUILDING WEST SIDE YARD SETBACK:		22'-4"±
PROPOSED ACCESSORY BUILDING WEST SIDE YARD SETBACK:		
EXISTING % OF PERVIOUS SURFACES:		60%
PROPOSED % OF PERVIOUS SURFACES:		

SCOPE OF WORK

CONSTRUCT NEW GARAGE

DRAWING INDEX

NOT FOR PERMIT

precision CONTRACTING SOLUTIONS, LP
930 Wayne Avenue
Suite 504
Silver Spring, MD 20910
(202)302-1990
derrick.precision@gmail.com

NEW GARAGE
1216 Decatur Street NW
Washington DC 20011

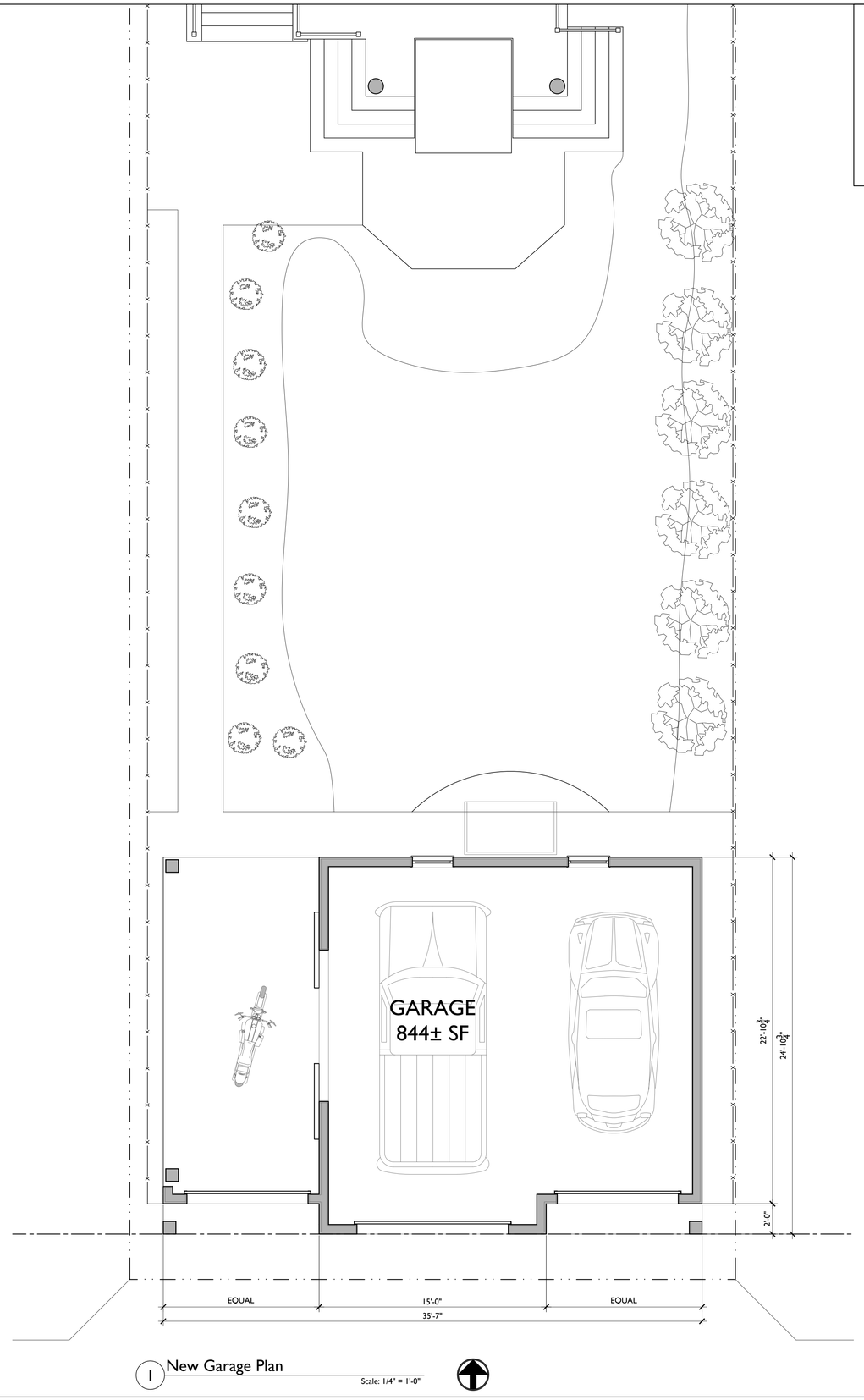
DESCRIPTION:

Cover Sheet

DATE:
06.25.19 BZA Set

SHEET

001



1 New Garage Plan

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

NOT FOR PERMIT

precision
CONTRACTING SOLUTIONS, LP
930 Wayne Avenue
Suite 504
Silver Spring, MD 20910
(202)302-1990
derrick.precision@gmail.com

NEW GARAGE

1216 Decatur Street NW
Washington DC 20011

DESCRIPTION:

Proposed Plan

DATE:
06.25.19 BZA Set

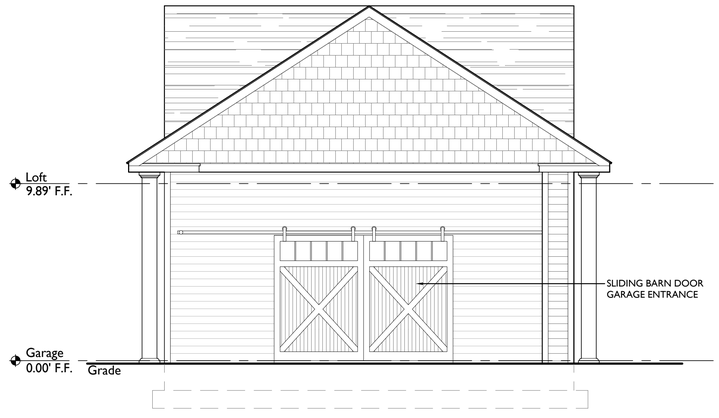
SHEET

A001

precision
CONTRACTING SOLUTIONS, LP
930 Wayne Avenue
Suite 504
Silver Spring, MD 20910
(202)302-1990
derrick.precision@gmail.com

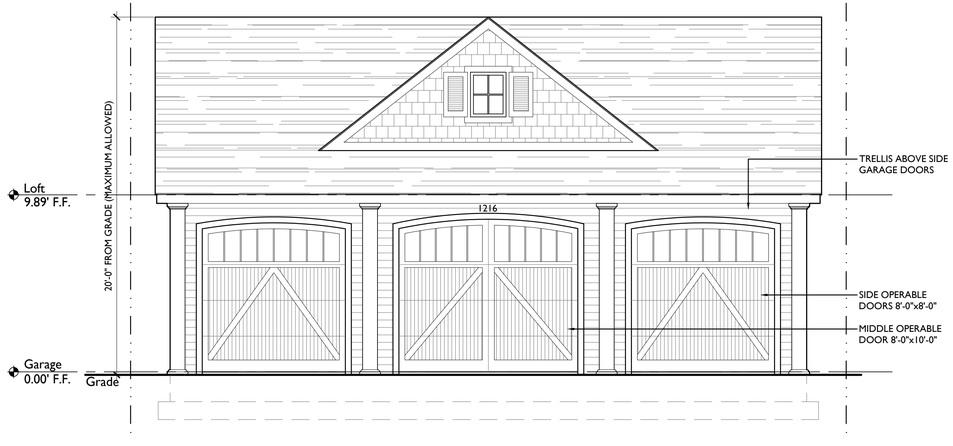
1 Front Elevation - north

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



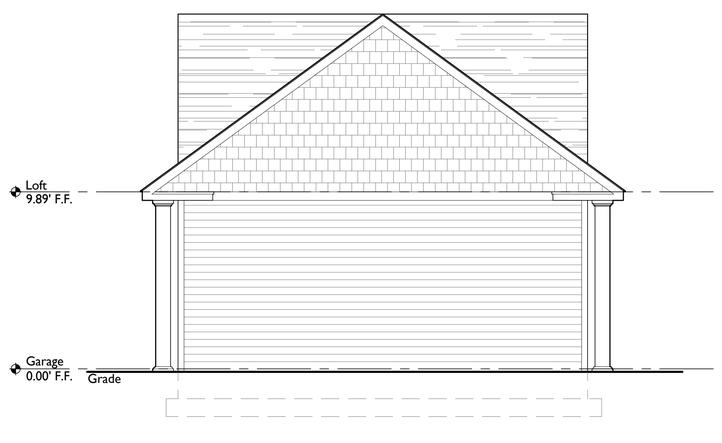
2 Side Elevation - west

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



3 Rear Elevation - south

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



4 Side Elevation - east

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

NOT FOR PERMIT

NEW GARAGE

1216 Decatur Street NW
Washington DC 20011

DESCRIPTION:

Proposed Exterior Elevations

DATE: 06.25.19 BZA Set

SHEET

A002