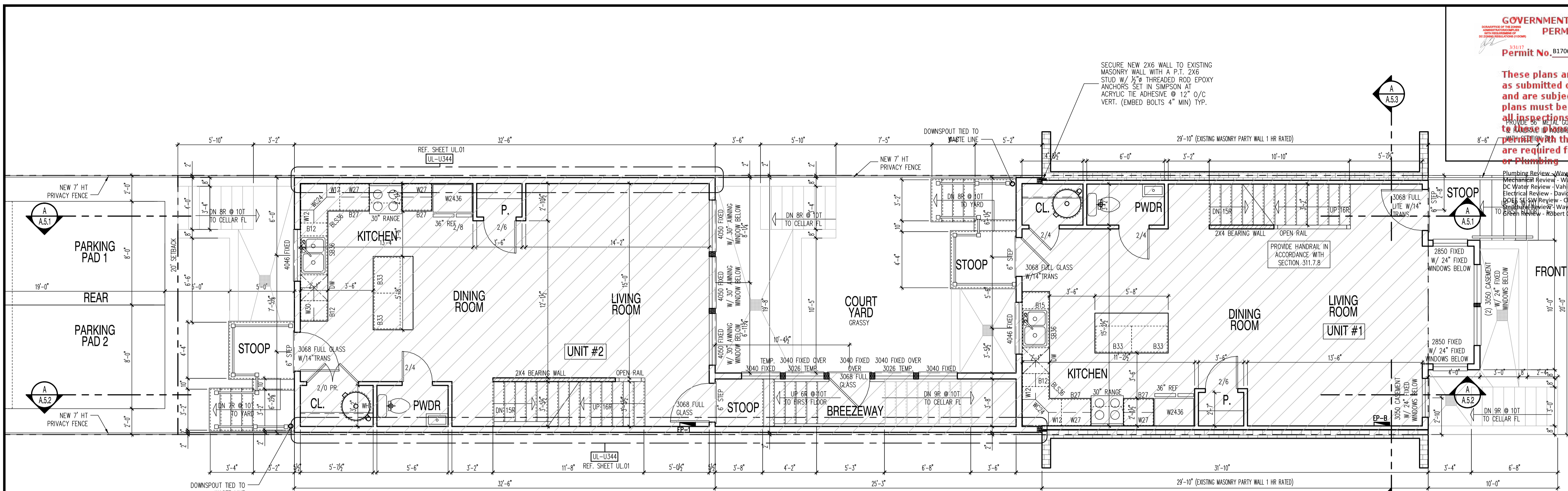


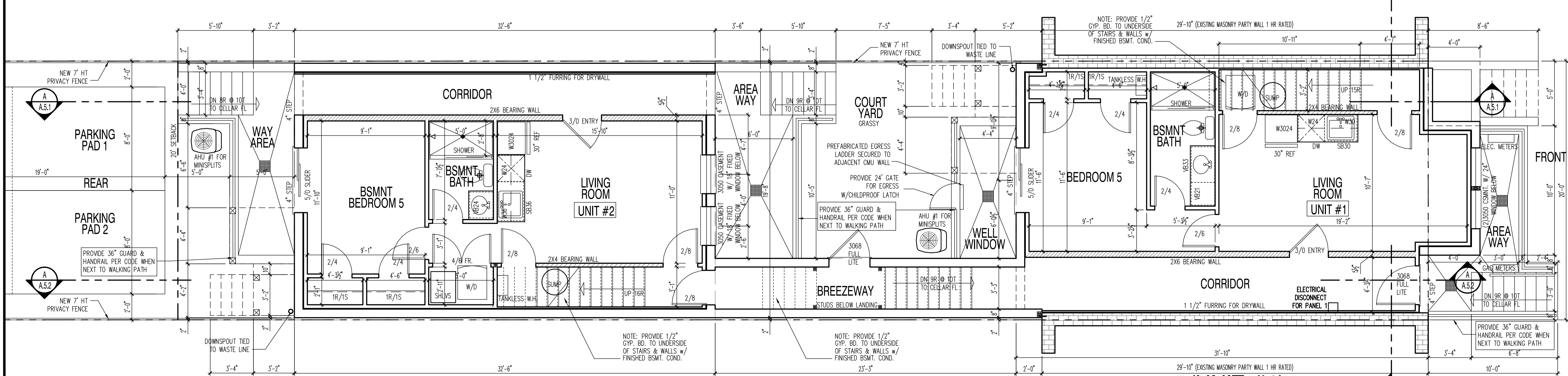
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Plumbing Review - Wayne Ferguson
 Mechanical Review - Wayne Ferguson
 DC Water Review - Vahid Bilvardi
 Electrical Review - David Njafin
 DC Fire Review - Charles Edwards
 Structural Review - Wayne Ferguson
 Green Review - Robert Campbell

DC ARCHITECT
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 FAIRFAX, VA 22030
 Phone: 703.988.2350 • Email: info@dcarchitect.com
 www.dcarchitect.com



PROPOSED FIRST FLOOR PLAN
 SCALE: 1/4"=1'-0"
 FINISHED UNIT #1: 677 SQ.FT.
 FINISHED UNIT #2: 650 SQ.FT.
 LOT 2331.6 SQ. FT.
 60% COVERAGE = 1398.96
 SHOWN HATCHED = 1397 SF



PROPOSED CELLAR FLOOR PLAN
 SCALE: 1/4"=1'-0"
 FINISHED UNIT #1: 455 SQ.FT.
 FINISHED UNIT #2: 447 SQ.FT.
 LOT 2331.6 SQ. FT.
 60% COVERAGE = 1398.96
 SHOWN HATCHED = 1397 SF

1125 7th St NE - STONY CREEK HOMES
PROPOSED CELLAR & FIRST FLOOR PLAN
 22x34 Plotted at 1/4"=1'-0" - 11x17 Plotted at 1/8"=1'-0"



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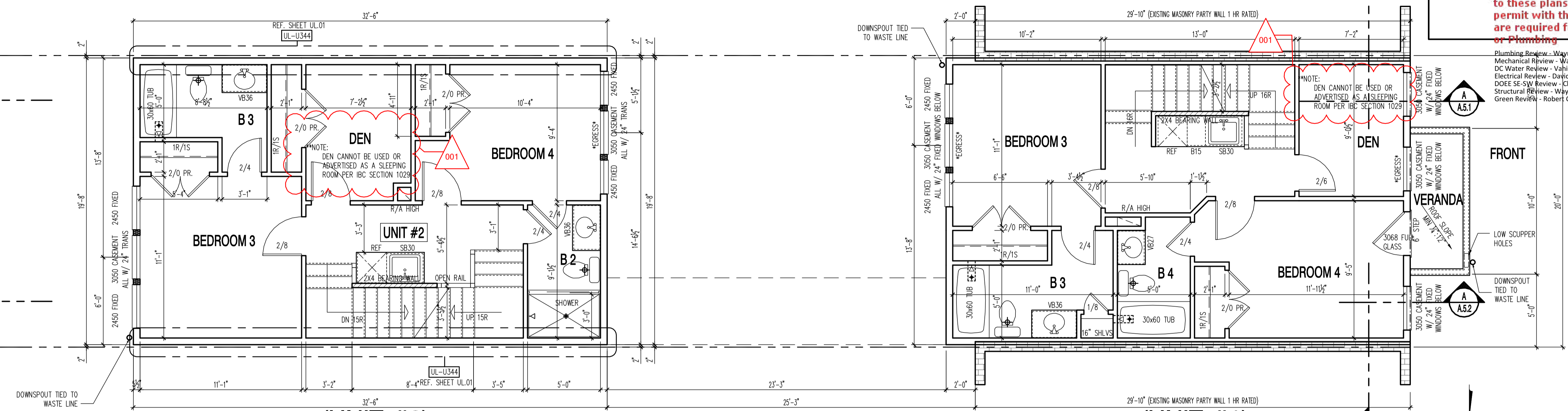
01.01.17

SHEET No.
A11
 Board of Zoning Adjustments
 District of Columbia
 CASE NO. 19850
 EXHIBIT NO. 30C

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Electrical Review - David Njafun
DOE SE SVR Review - Charles Edwards
Structural Review - Wayne Ferguson
Green Review - Robert Campbell

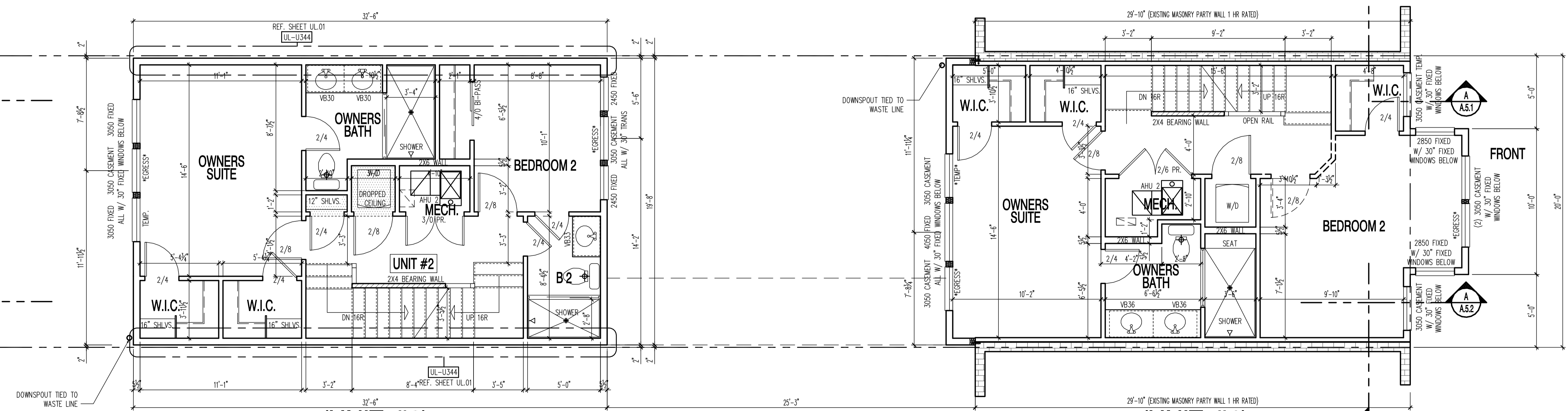
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FAIRFAX, VA 22030
Phone: 703.988.2550 • Email: info@dcarchitects.com
Website: www.dcarchitects.com



PROPOSED THIRD FLOOR PLAN

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

FINISHED UNIT #1: 637 SQ.FT.
FINISHED UNIT #2: 650 SQ.FT.



PROPOSED SECOND FLOOR PLAN

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

FINISHED UNIT #1: 677 SQ.FT.
FINISHED UNIT #2: 650 SQ.FT.

22x34 Plotted at 1/4"=1'-0" - 11x17 Plotted at 1/8"=1'-0"

1125 7th St NE - STONY CREEK HOMES
PROPOSED SECOND & THIRD FLOOR PLAN



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001 03/30/17

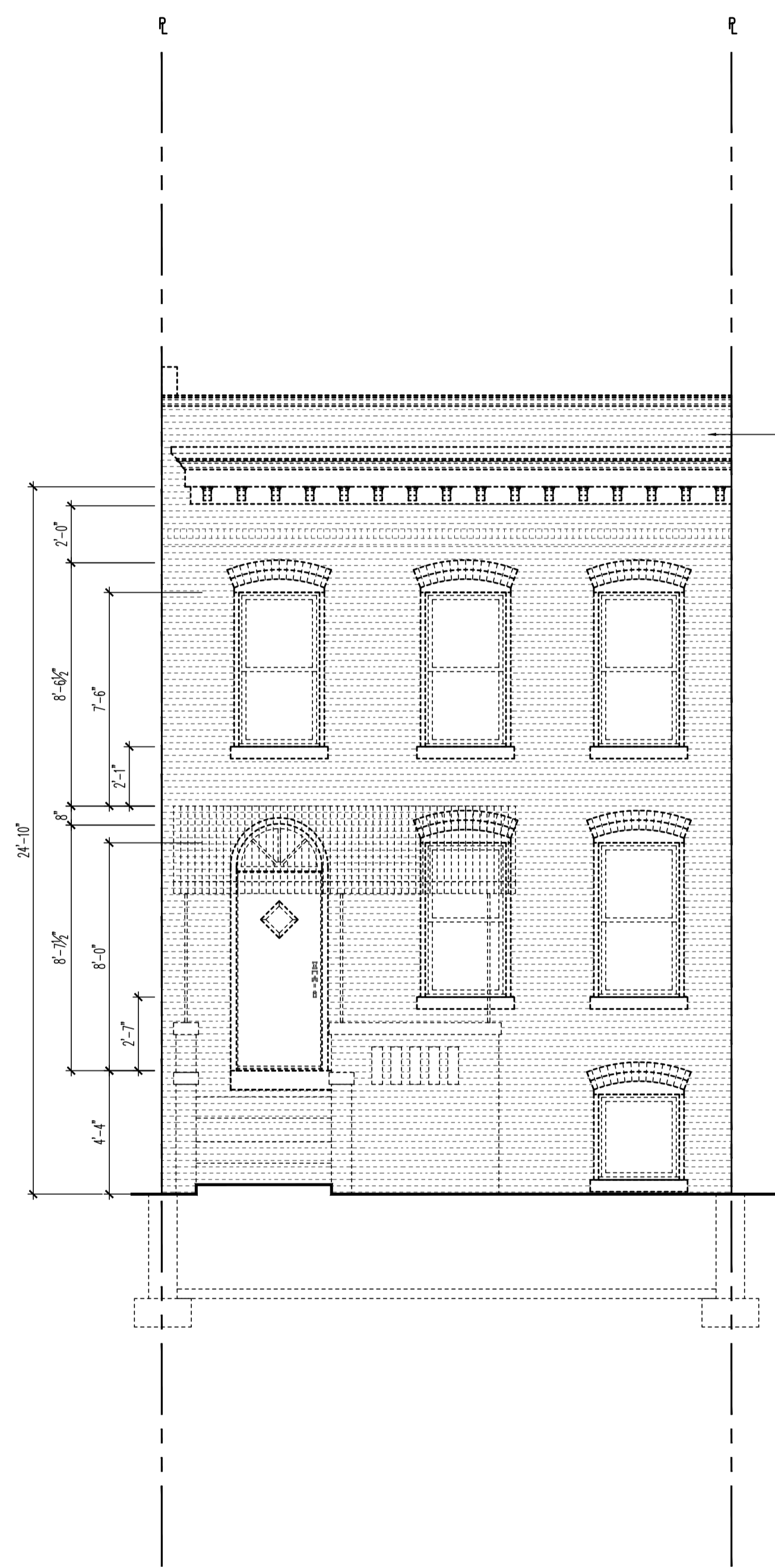
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SHEET No.
A2.1

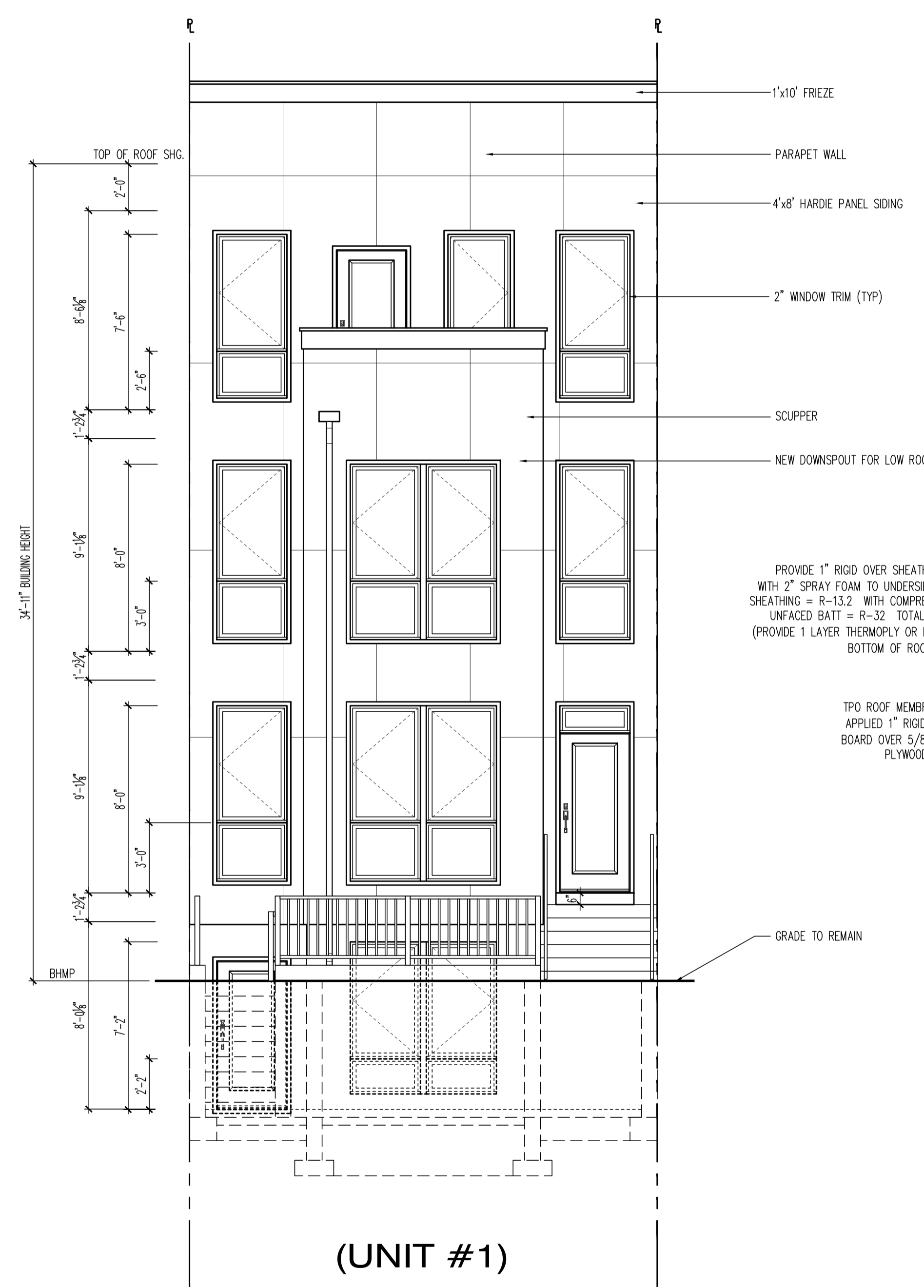
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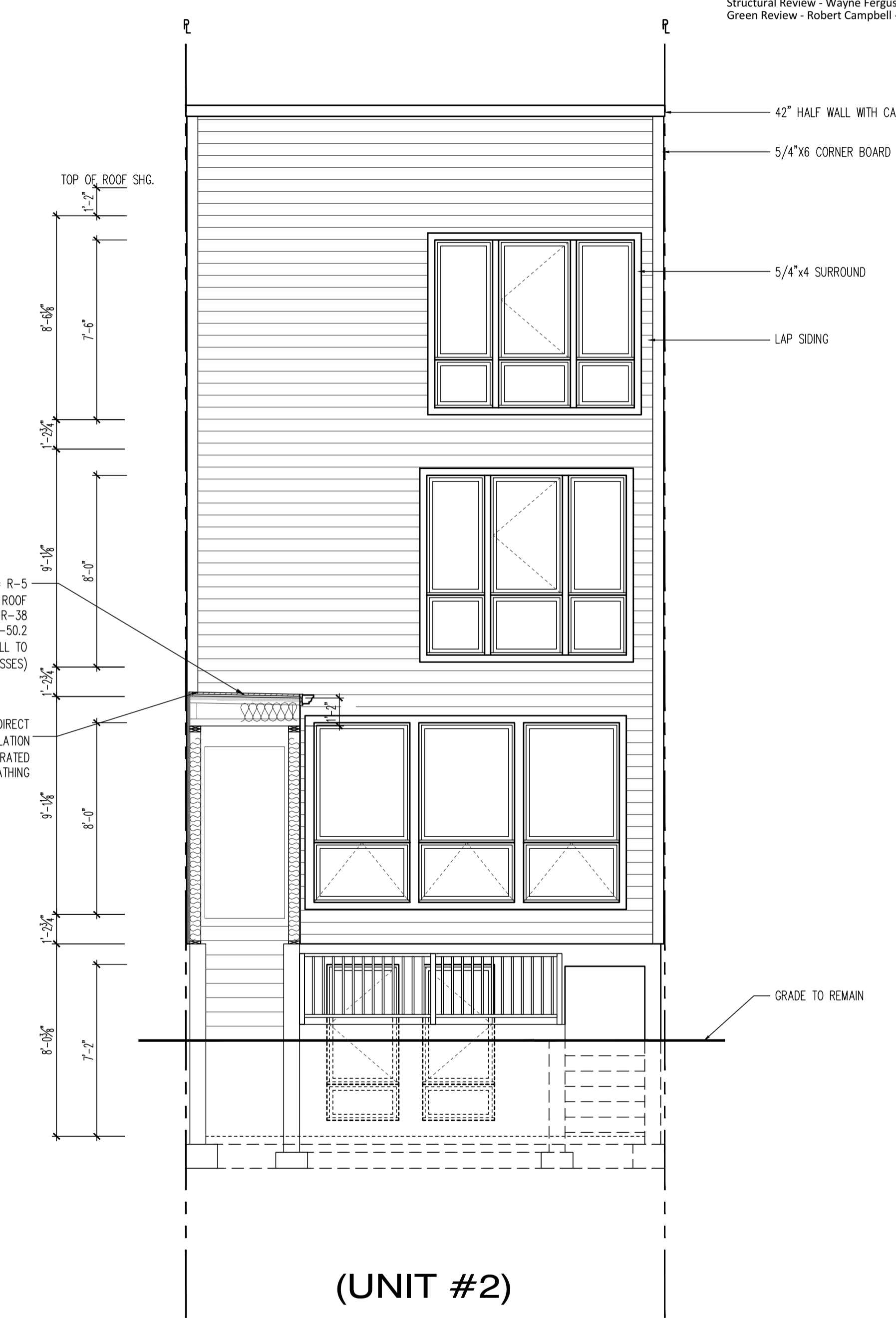


EXISTING FRONT ELEVATION
SCALE: 1/4"=1'-0"



(UNIT #1)

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



(UNIT #2)

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

22x34 Plotted at 1/4"=1'-0" - 11x17 Plotted at 1/8"=1'-0"

1125 7th St NE - STONY CREEK HOMES
FRONT & REAR ELEVATIONS



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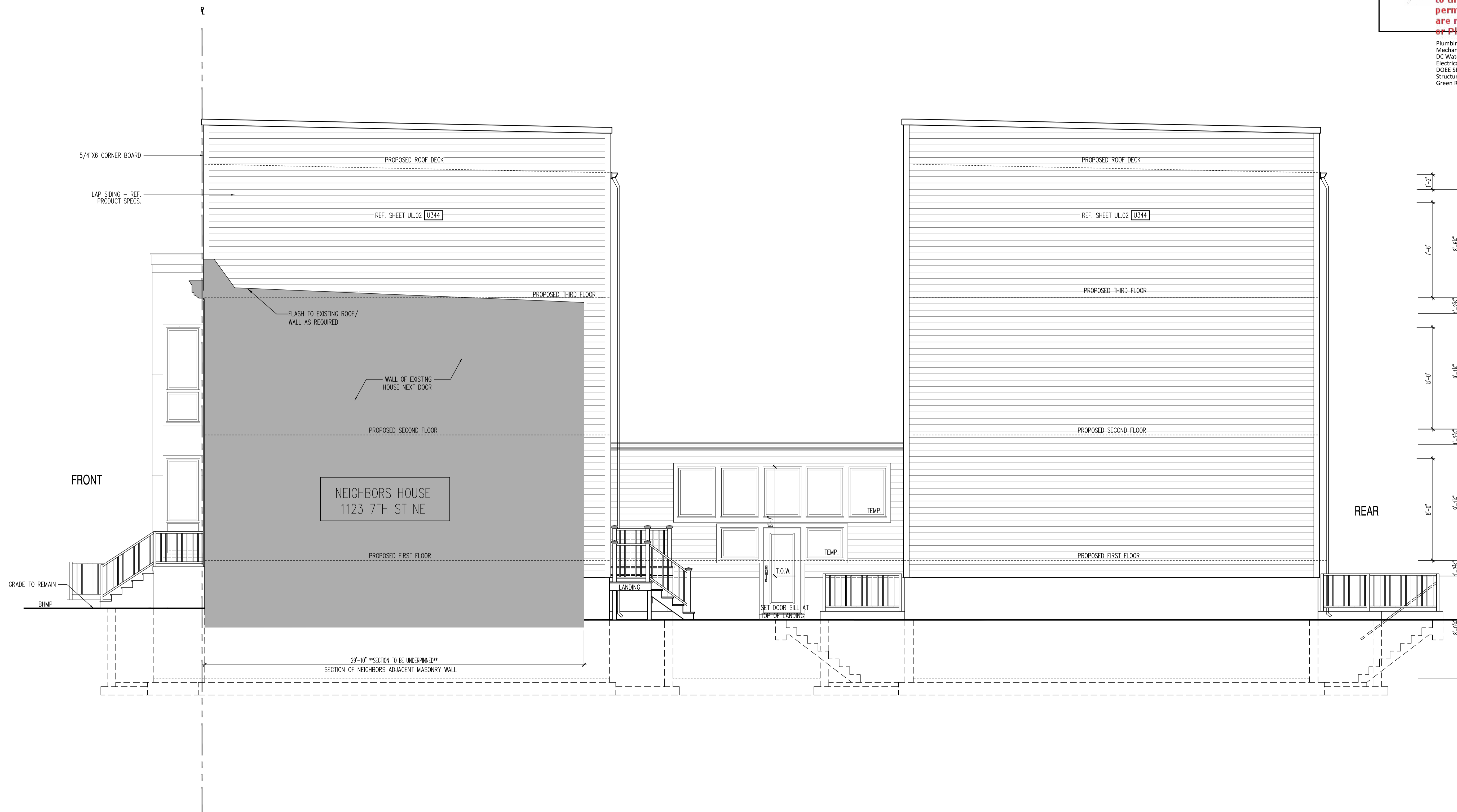
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SHEET No.
A4.1

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RIGHT SIDE ELEVATION

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

22x34 Plotted at 1/4"=1'-0" - 11x17 Plotted at 1/8" = 1'-0"

1125 7th St NE - STONY CREEK HOMES
RIGHT SIDE ELEVATION



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DATE:	03/10/17
REV No.	DATE
XXX	XX-XX-XX

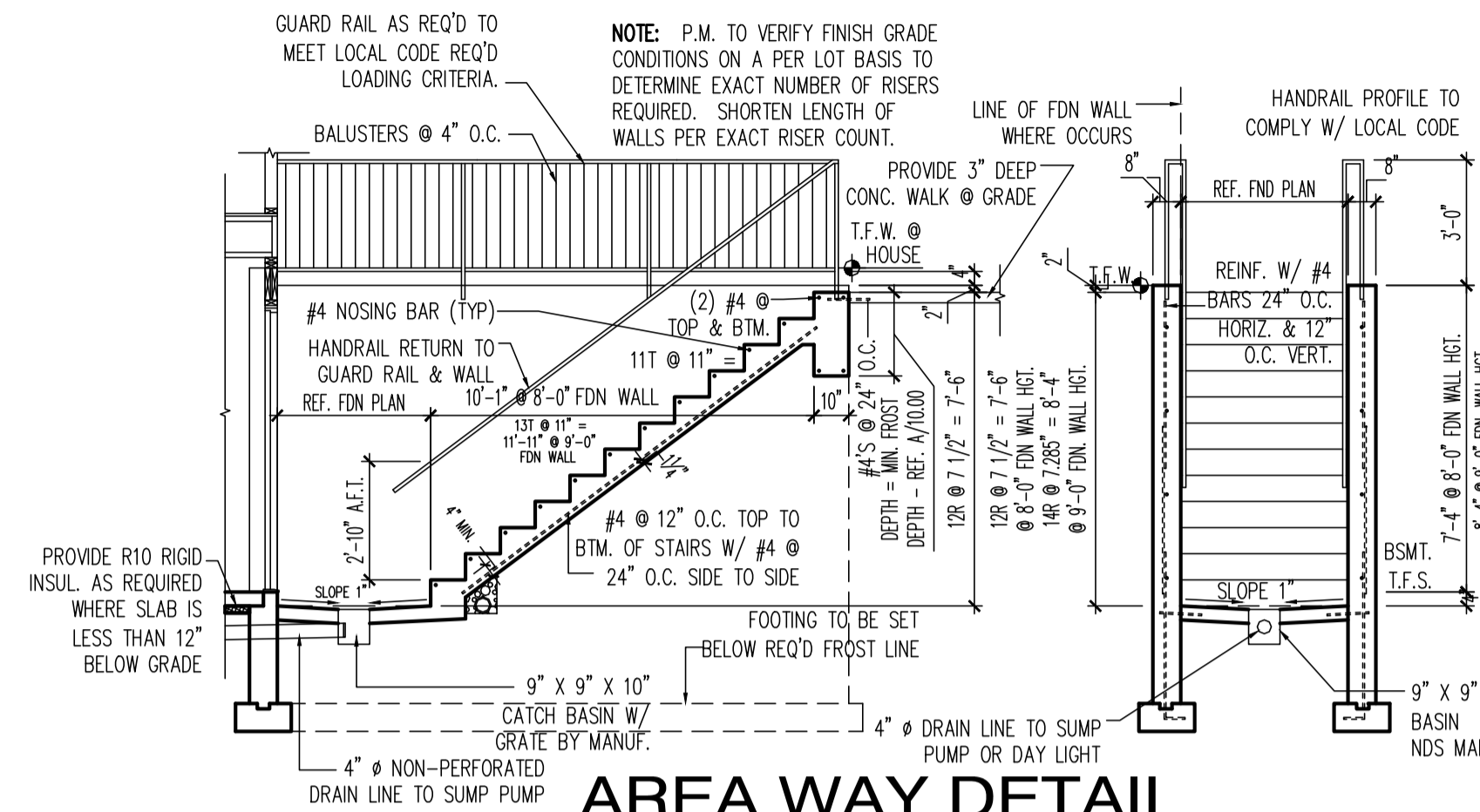
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SHEET No.
A4.2

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Green Review - Robert Campbell - 03-31-2017

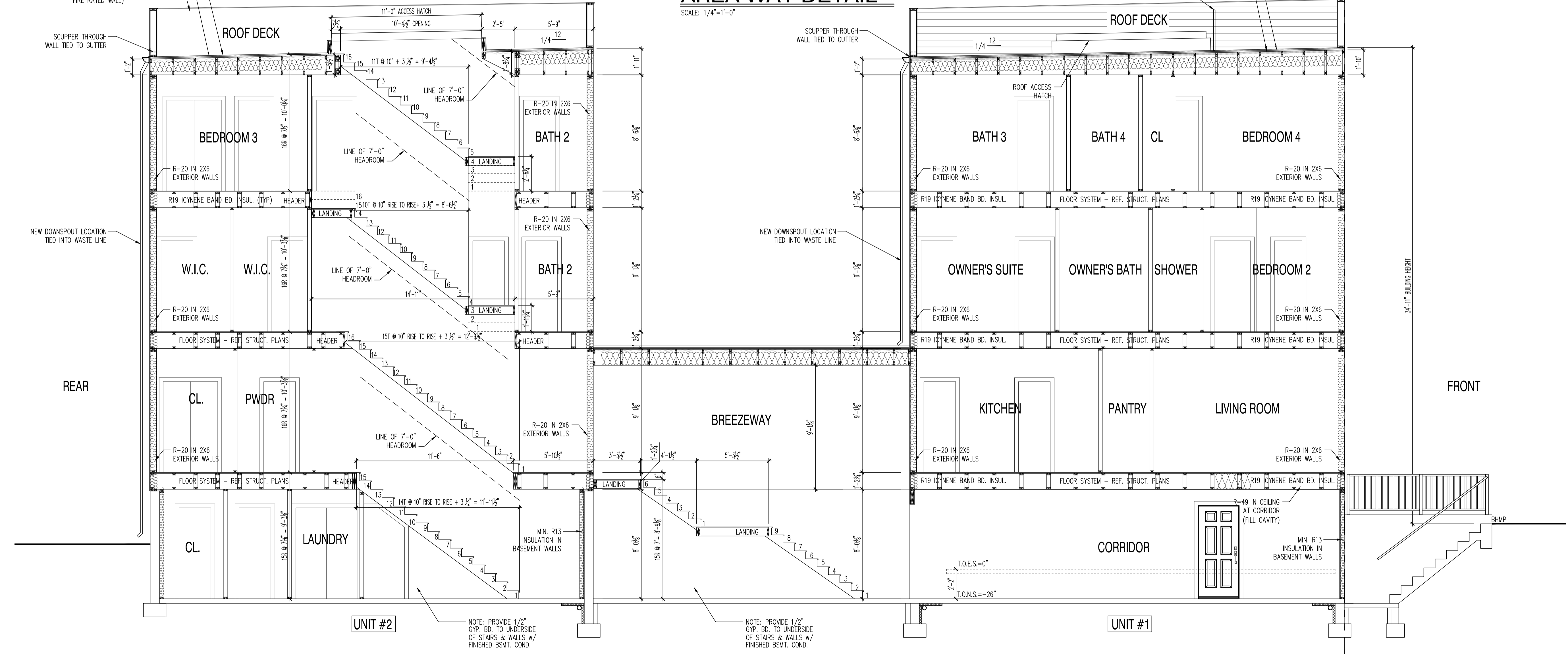
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AREA WAY DETAIL
SCALE: 1/4"=1'-0"

PROVIDE 1" RIGID OVER SHEATHING = R-5 WITH 2" SPRAY FOAM TO UNDERSIDE OF ROOF SHEATHING = R-13.2 WITH COMPRESSED R-38 UNFACED BATT = R-32 TOTAL OF R-50.2 (PROVIDE 1 LAYER THERMOPLY OR DRYWALL TO BOTTOM OF ROOF TRUSSES)

2X6 42" PARAPET WALL (1 HOUR FIRE RATED WALL)
TPO ROOF MEMBRANE DIRECT APPLIED 1" RIGID INSULATION BOARD OVER 5/8" FIRERATED PLYWOOD SHEATHING
PROVIDE 1" RIGID OVER SHEATHING = R-5 WITH 2" SPRAY FOAM TO UNDERSIDE OF ROOF SHEATHING = R-13.2 WITH COMPRESSED R-38 UNFACED BATT = R-32 TOTAL OF R-50.2 (PROVIDE 1 LAYER THERMOPLY OR DRYWALL TO BOTTOM OF ROOF TRUSSES)



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

1125 7th St NE - STONY CREEK HOMES
BUILDING SECTION



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01.01.17

SHEET No. A5.2

Plumbing Review - Wayne Ferguson
 Mechanical Review - Wayne Ferguson
 DC Water Review - David Njafin
 Electrical Review - David Njafin
 DOE SE SW Review - Charles Edwards
 Structural Review - Wayne Ferguson
 Green Review - Robert Campbell

1125 7th St NE - STONY CREEK HOMES
FOUNDATION & FIRST FLOOR FRAMING PLAN
 22x34 Plotted at 1/4" = 1'-0" - 11x17 Plotted at 1/8" = 1'-0"



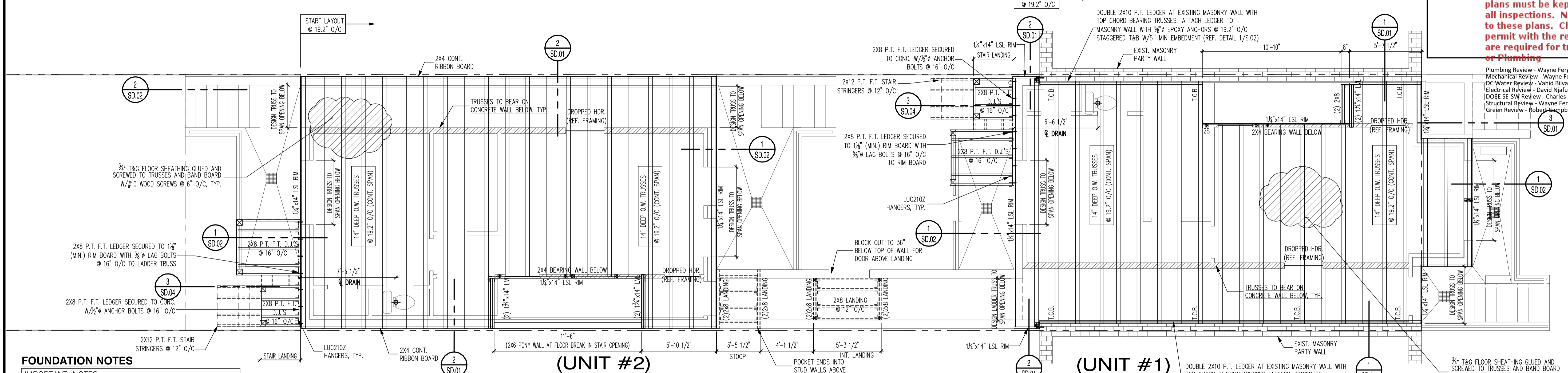
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 REV No. DATE
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01.01.17

SHEET No. S.01

****IMPORTANT****
 FOUNDATION CONTRACTOR RESPONSIBLE FOR PROPER SHORING OF TRENCHES & EXISTING STRUCTURES DURING UNDERPINNING PROCESS AS REQUIRED. NO DEMOLITION OF ANY STRUCTURE SHALL OCCUR PRIOR TO TEMPORARY BRACING AND SHORING

*WINDOW AND DOOR NOTES:
 1. REF. WINDOW SCHEDULE PER BUILDER SPECS FOR WINDOW & DOOR ROUGH OPENING DIMENSION
 2. REF. ARCHITECTURAL ELEVATIONS FOR WINDOW AND DOOR HEADER HEIGHTS IN CONC.
 3. DIMENSIONS SHOWN BASED ON SINGLE 2X8 WOOD BUCK SURROUNDING OPENINGS.

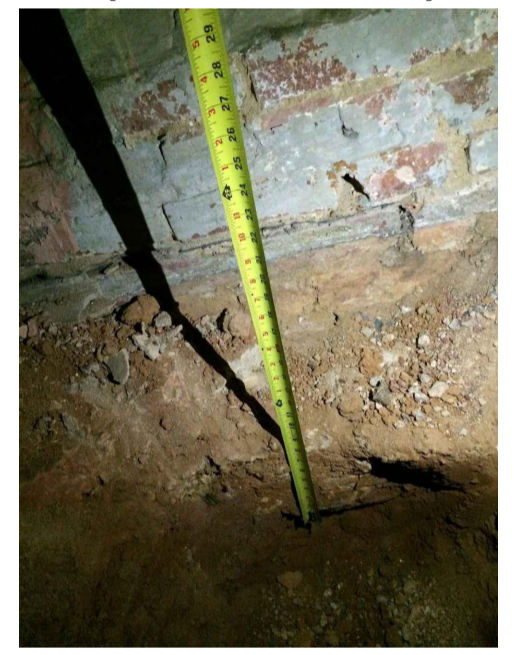


FOUNDATION NOTES

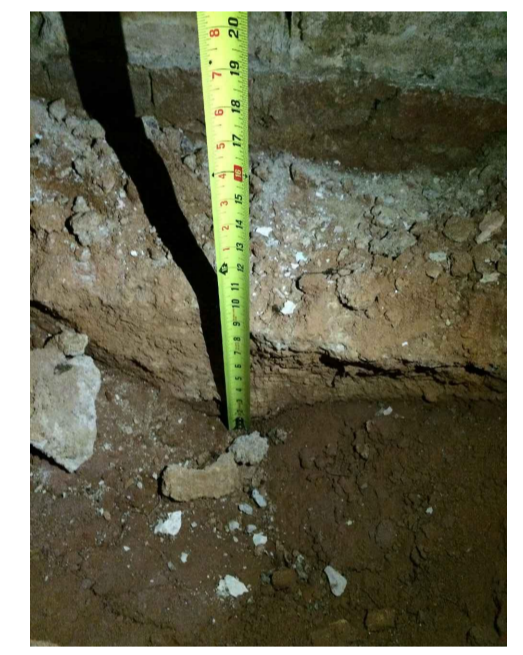
- IMPORTANT NOTES:
 1. ALL CONCRETE SHALL BE 3,000 PSI (AT 28 DAYS) AIR ENTRAINED, U.N.O.
 2. CMU SHALL BE FILLED WITH 3,000 PSI GROUT WHERE INDICATED ON PLANS. MORTAR SHALL BE TYPE "S" FOR ALL BELOW GRADE APPLICATIONS.
 3. BACKFILL WALLS IN EQUAL LIFTS. DO NOT BACKFILL WALLS UNTIL BASEMENT SLAB IS POURED AND 1ST FLOOR DECK IS INSTALLED AND FULLY SHEATHED.
 4. WATERPROOFING AND DRAINAGE SYSTEM SHALL BE PROVIDED AND DRAINAGE SHALL TERMINATE AT A SUITABLE SUMP OR SEWER LOCATION AS REQUIRED PER CODE.
 5. DO NOT CUT DRILL OR NOTCH FOUNDATION WALLS WITHOUT APPROVED DETAILS FROM THE ENGINEER OF RECORD.
 6. NOTIFY ENGINEER OF RECORD IF FIELD CONDITION VERY FROM PLAN OR DETAILS SHOWN

UNDERPINNING INSTRUCTIONS/SEQUENCE

- IMPORTANT NOTES:
 1. DIG TRENCH FOR ALL "STEP 1" AREAS AS SHOWN ON PLAN
 2. DEMO PORTIONS OF EXISTING FOOTING AND INSTALL DOWELS INTO EXISTING WALL AND FOOTING AS SHOWN
 3. PLACE WATERPROOFING, FORM WORK AND REBAR FOR UNDERPINNING WALL AS SHOWN IN THE DETAILS ON SHEET SD.01, SD.02, SD.03
 4. POUR CONCRETE WALL AND FOOTING
 5. ONCE SET, REMOVE FORM WORK AND APPLY 2" MINIMUM HIGH-STRENGTH RAPID SET GROUT AT GAPS BETWEEN EXISTING FOUNDATION AND NEW UNDERPINNING WALL AS SHOWN IN DETAILS ON SHEET SD.01, SD.02, SD.03
 6. ALLOW CONCRETE TO CURE A MINIMUM OF 7 DAYS, THEN REPEAT SEQUENCE FOR "STEP 2" THROUGH "STEP 5"
 7. DO NOT CUT DRILL OR NOTCH FOUNDATION WALLS WITHOUT APPROVED DETAILS FROM THE ENGINEER OF RECORD
 8. REFERENCE DCRA ADMINISTRATIVE BULLETIN CC2015-01 FOR SPECIAL INSPECTION REQUIREMENTS



TEST PIT "A"
 TOP OF EXISTING SLAB: T.O.E.S. = 0"
 TOP OF EXISTING FOOTING: T.O.E.F. = -10.00"
 BOTTOM OF EXISTING FOOTING: B.O.E.F. = -18.00"



TEST PIT "B"
 TOP OF EXISTING SLAB: T.O.E.S. = 0"
 TOP OF EXISTING FOOTING: T.O.E.F. = -10.00"
 BOTTOM OF EXISTING FOOTING: B.O.E.F. = -18.00"

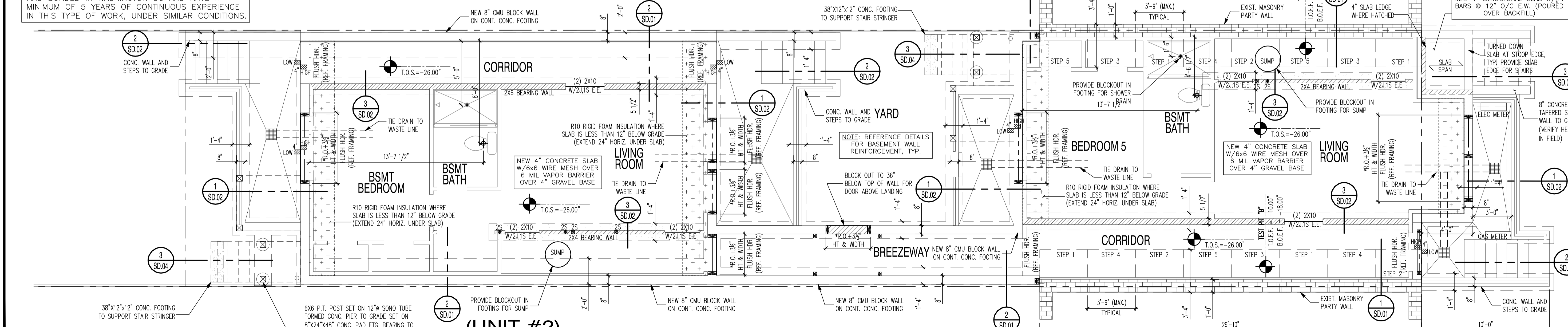
B FIRST FLOOR FRAMING PLAN
 SCALE: 1/4" = 1'-0"

REFERENCE ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS AND INFORMATION NOT SHOWN

REFERENCE STRUCTURAL COVERSHEET FOR FOUNDATION AND FRAMING INFORMATION, WINDBRACING SCHEDULE AND HANGER SCHEDULE AS APPLICABLE

****IMPORTANT!****
 PROVIDE TRUSS SHOP DRAWINGS FOR REVIEW PRIOR TO FABRICATION. NOTIFY ENGINEER IF CHANGES ARE MADE TO STRUCTURAL LOAD PATH.

JOISTS MAY BE SHIFTED A MAXIMUM OF 3" TO AVOID PLUMBING TRAPS AS NECESSARY



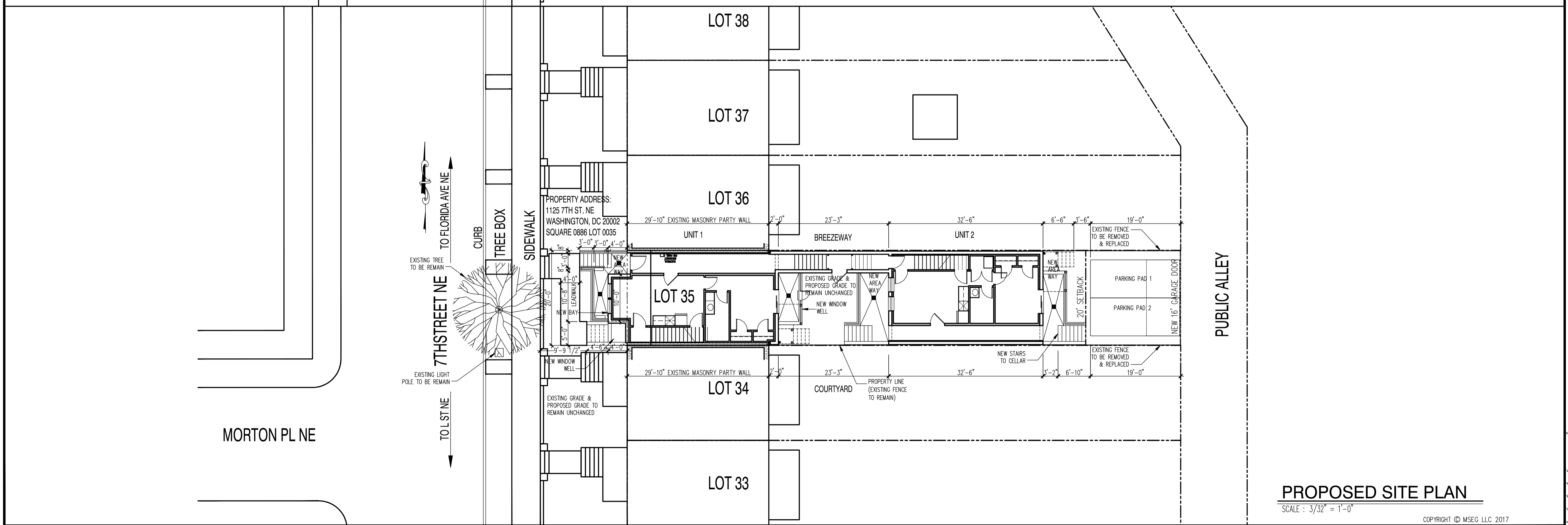
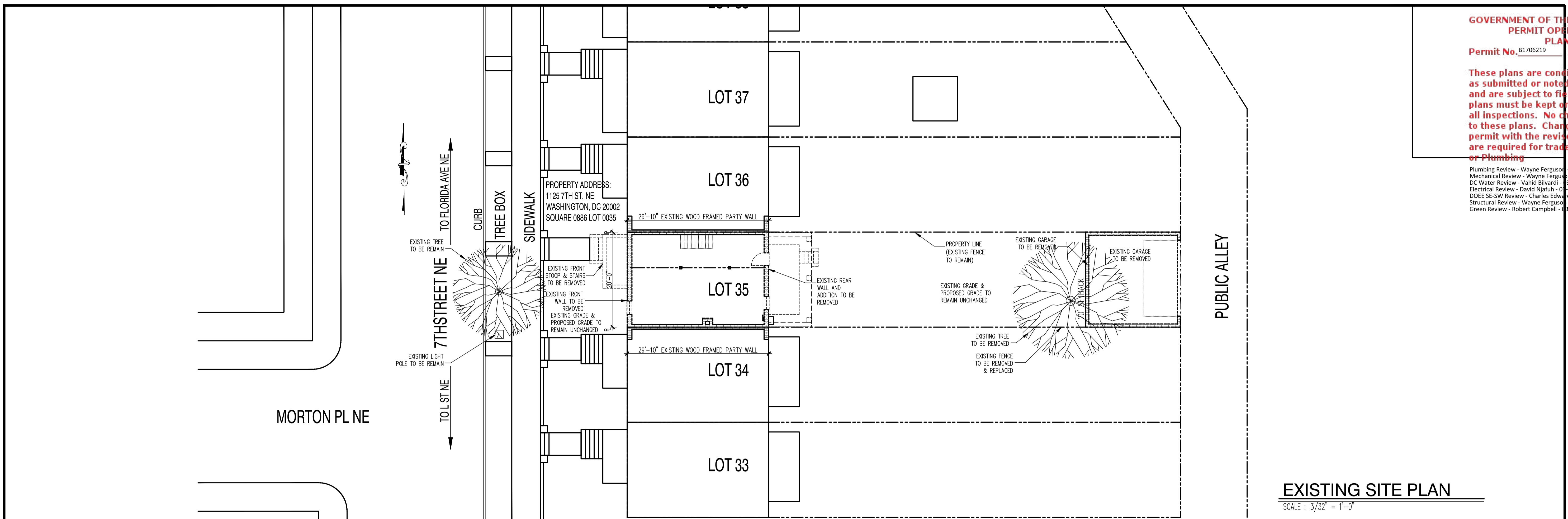
A FOUNDATION PLAN
 SCALE: 1/4" = 1'-0"

"STRUCTURAL PLANS CERTIFIED AS PROVIDED IN SECTION 106.1.4.1 OF THE DC CONSTRUCTION CODES SUPPLEMENT AS AMENDED TO DATE"
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22x34 Plotted at 1/4"=1'-0" - 11x17 Plotted at 1/8" = 1'-0"

1125 7th St NE - STONY CREEK HOMES
SITE PLAN



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XXX XX-XX-XX

01.01.17

SHEET No.
SP.01