

DISTRICT OF COLUMBIA GOVERNMENT
 OFFICE OF THE SURVEYOR

Washington, D.C., February 9, 2017

Plat for Building Permit of SQUARE 886 LOT 35

Scale: 1 inch = 20 feet Recorded in Book 38 Page 108

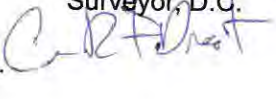
Receipt No. 17-02571

Furnished to: MARIAH RIPPE



Surveyor, D.C.

By: A.S.



All work must be done strictly in accordance herewith an approved plans. Approved plans shall be kept on the site until completion of the construction. No inspection will be made without approved plans on site. The approval does not prevent a field inspection from ordering corrections to meet codes when issues are noted during inspections

I hereby certify that all existing improvements shown thereon, are completely dimensioned, and are correctly platted; that all proposed buildings or construction, or parts thereof, including covered porches, are correctly dimensioned and platted and agree with plans accompanying the application; that the foundation plans as shown hereon is drawn, and dimensioned accurately to the same scale as the property lines shown on this plat; and that by reason of the proposed improvements to be erected as shown hereon the size of any adjoining Lot or premises is not decreased to an area less than is required by the Zoning Regulations for light and ventilation; and it is further certified that all Lot divisions or combinations pending at the Office of Tax & Revenue are correctly depicted, and it is further certified and agreed that accessible parking area where required by the Zoning Regulations will be reserved in accordance with the Zoning Regulations, and that this area has been correctly drawn and dimensioned hereon. It is further agreed that the elevation of the accessible parking area with respect to the Highway Department approved curb and alley grade will not result in a rate of grade along centerline of driveway at any point on private property in excess of 20% for single-family dwellings or flats, or in excess of 12% at any point for other buildings. (The policy of the Highway Department permits a maximum driveway grade of 12% across the public parking and private restricted property.) Owner/Agent shall indemnify, defend, and hold the District, its officers, employees and agents harmless from and against any and all losses, costs, claims, damages, liabilities, and causes of action (including reasonable attorneys' fees and court costs) arising out of death of or injury to any person or damage to any property occurring on or adjacent to the Property and directly or indirectly caused by any acts done thereon or any acts or omissions of Owner/Agent; provided however, that the foregoing indemnity shall not apply to any losses, costs, claims, damages, liabilities, and causes of action due solely to the gross negligence or willful misconduct of District or its officers, employees or agents. It is the policy of the Zoning Office that a Building Plat is valid for six (6) months from the date of issuance.

Date: 03.31.17



(Signature of owner or his authorized agent)

NOTE: Data shown for Assessment and Taxation Lots or Parcels are in accordance with the records of the Department of Finance and Revenue, Assessment Administration, and do not necessarily agree with deed description.

LA - 2331.60 X .6 = 1398.96 SF
 SECTION A - 20 X 31.38 = 627.60
 SECTION B - 5 X 23.25 = 116.25
 SECTION C - 20 X 32.5 = 650
 TOTAL - 1393.85/2331.60 = 60%

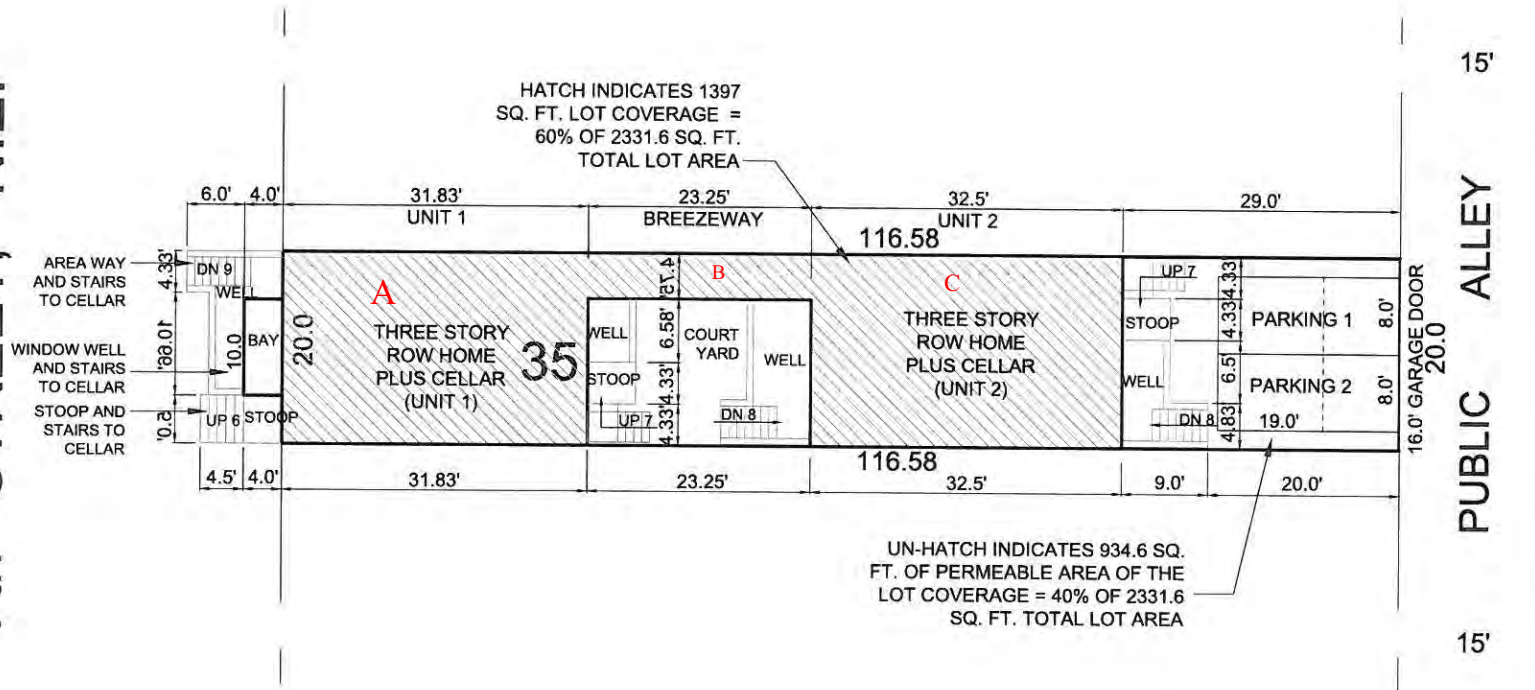
RF-1

DCRA/OFFICE OF THE ZONING
 ADMINISTRATOR/COMPLIES
 WITH REQUIREMENTS OF
 DC ZONING REGULATIONS (11DCMR)



3/31/17

7th STREET, N.E.



SCALE: 1:20

FOUNDATION NOTES

- 1. ALL CONCRETE SHALL BE 3,000 PSI (AT 28 DAYS) AIR ENTRAINED, U.N.O. (REF. DETAIL B/FND FOR WALL REINFORCEMENT SCHEDULE, TYP.)

FRAMING NOTES

- 1. FOLLOW MANUFACTURERS INSTRUCTIONS FOR CUTTING HOLES IN ANY 1- JOIST, LVL OR PSL PRODUCTS. DO NOT CUT HOLES OR NOTCH WITHOUT PROPER SIZING AND PLACEMENT.

WINDBRACING SCHEDULE

Table with columns: MARK, TYPE, LENGTH, DESCRIPTION, DETAIL. Includes rows for CS-WSP, WSP, GB, LIB, CS-PF.

- 1. ALL BRACED WALLS AND SHEAR WALLS ASSUME A CONTINUOUSLY SHEATHED STRUCTURE IN ACCORDANCE WITH IRC SECTION 602.10.5

HANGER SCHEDULE

ALL HANGERS SHALL BE AS SPECIFIED BY TRUSS OR JOIST MFG., U.N.O. (ALL HARDWARE SHALL BE AS MANUFACTURED BY SIMPSON STRONG TIE)

DESCRIPTION OF WORK/SITE INFORMATION

RENOVATION OF SINGLE TOWNHOME TO A 2-UNIT SEPARATE TOWNHOUSE

FRONT ELEVATION

PAR001 RESPONSE TO DCRA REVIEW COMMENTS 03/30/17



BUILDING CODE SUMMARY

1125 7TH ST NE

Form containing project details, building codes, fire protection requirements, and construction data.

REVISION LOG

Table with columns: Revision Date, Description, Revision Date. Includes entry for PAR001 03/30/17.

ABBREVIATIONS

Table listing various abbreviations and their corresponding full names, such as A.B. ANCHOR BOLT, ELEV. ELEVATION, etc.

COPYRIGHT STATEMENT

"THE OWNER OF THESE PLANS, MOMENT STRUCTURAL ENGINEERING GROUP, L.L.C. (MSEG, LLC), EXPRESSLY RESERVES THE COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS CONTAINED IN THESE PLANS.

STRUCTURAL CERTIFICATION

"STRUCTURAL PLANS CERTIFIED AS PROVIDED IN SECTION 106.1.4.1 OF THE DC CONSTRUCTION CODES SUPPLEMENT AS AMENDED TO DATE"

GOVERNMENT OF THE DISTRICT OF COLUMBIA PERMIT OPERATIONS DIVISION

Permit No. 81706219 Date 03/31/17

RF-1

DCRA OFFICE OF THE ZONING ADMINISTRATOR/COMPLIES WITH REQUIREMENTS OF DC ZONING REGULATIONS (11DCMR)

Signature and date 3/31/17

These plans are conditionally approved as submitted or noted during plan review and are subject to field inspection.

Plumbing Review - Wayne Ferguson, Mechanical Review - Wayne Ferguson, DC Water Review - Vahid Bilvardi, etc.

DRAWING INDEX

Table listing drawing titles and sheet numbers, such as CS.01 GENERAL NOTES CODE SUMMARY & INDEX, UL.01 FIRE RATED ASSEMBLIES, etc.

STRUCTURAL DESIGN DATA

BUILDING LOADS: ALLOWABLE = 2500 PSF (REF. SOIL CERTIFICATION), FLOOR LOADS: (OPEN WEB TRUSSES) TYPICAL LIVE LOAD = 40 PSF (TOP CHORD), etc.

BUILDING SQUARE FOOTAGE

Table showing finished square feet for various units: UNIT #1 - CELLAR = 455 S.F., UNIT #1 - 1ST FLOOR = 677 S.F., etc.

BUILDING ADDRESS

PROPERTY ADDRESS: STONY CREEK HOMES 1125 7TH ST NE WASHINGTON, DC 20002

10530 WARWICK AVENUE, SUITE 100 FAIRFAX, VA 22030

1125 7th St NE - STONY CREEK HOMES GENERAL NOTES



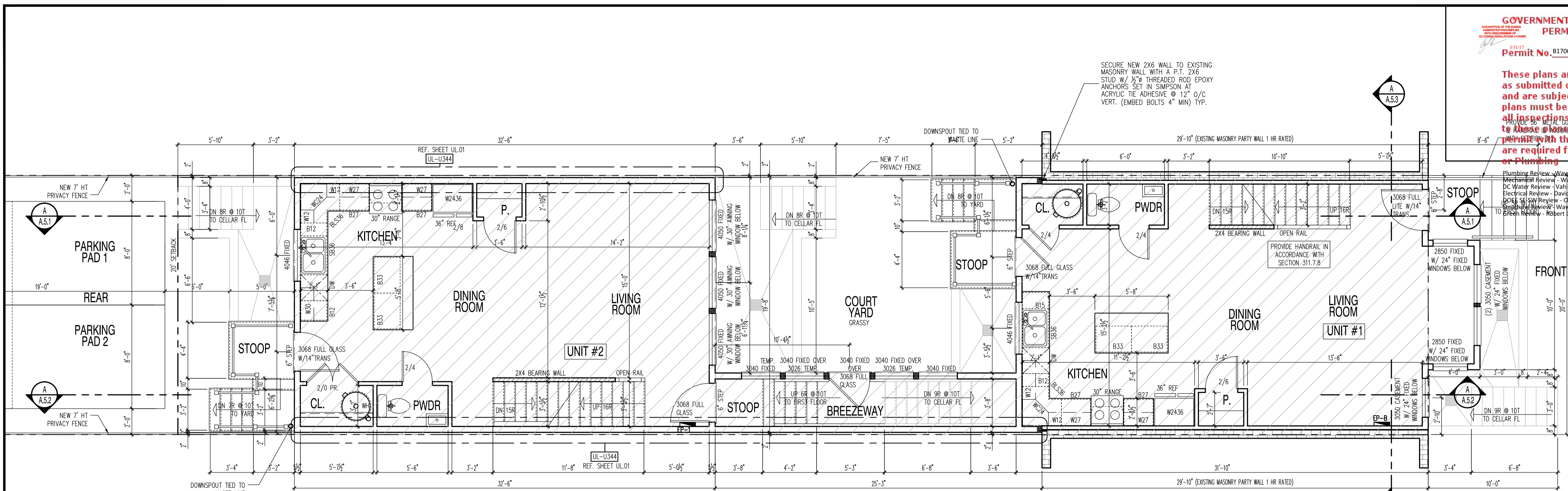
DRAWN BY: MCR DATE: 03/10/17

01.01.17

SHEET No. CS.01

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 www.dcarchitect.com



(UNIT #2)

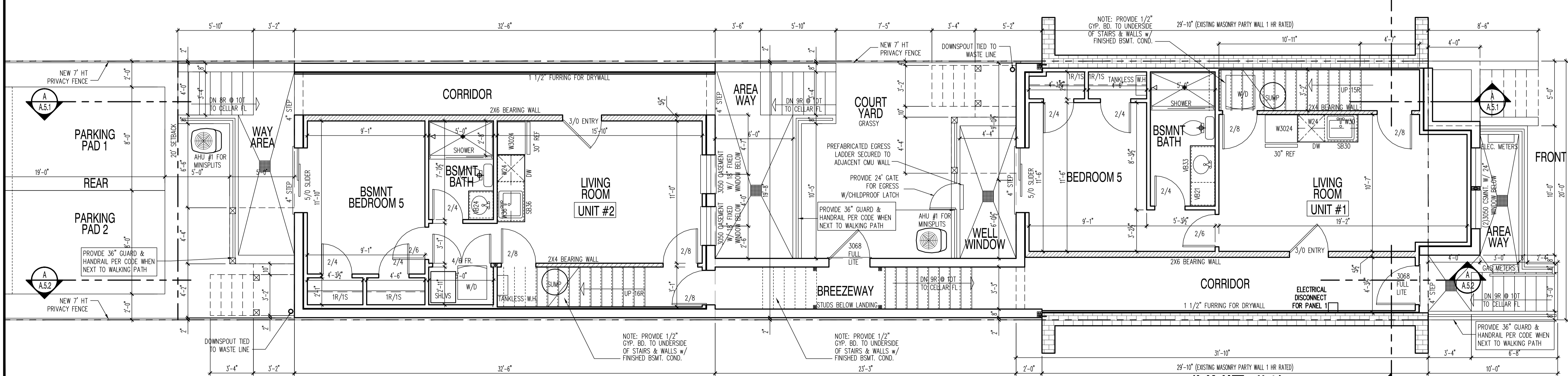
PROPOSED FIRST FLOOR PLAN

(UNIT #1)

LOT 2331.6 SQ. FT.
 60% COVERAGE = 1398.96
 SHOWN HATCHED = 1397 SF

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

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



(UNIT #2)

PROPOSED CELLAR FLOOR PLAN

(UNIT #1)

LOT 2331.6 SQ. FT.
 60% COVERAGE = 1398.96
 SHOWN HATCHED = 1397 SF

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

FINISHED UNIT #1: 455 SQ.FT.
 FINISHED UNIT #2: 447 SQ.FT.

1125 7th St NE - STONY CREEK HOMES
 PROPOSED CELLAR & FIRST FLOOR PLAN



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 MCR
 DATE: 03/10/17
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 XXX XX-XX-XX

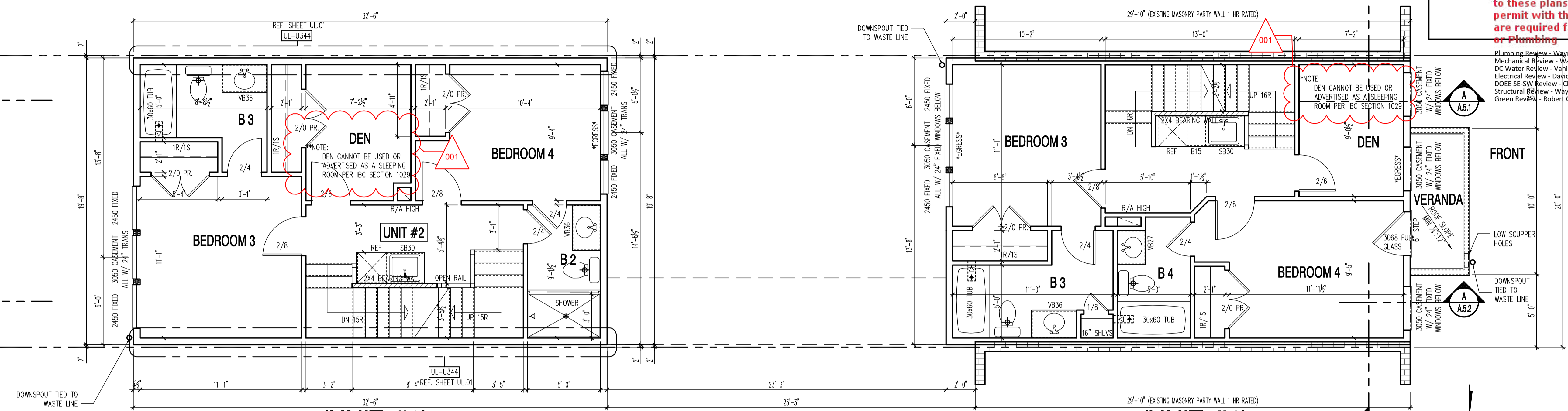
01.01.17

SHEET No.
 A1.1

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Mechanical Review - Wayne Ferguson
DC Water Review - Vahid Bilvardi
Electrical Review - David Njafun
DOE SE SVR Review - Charles Edwards
Structural Review - Wayne Ferguson
Green Review - Robert Campbell

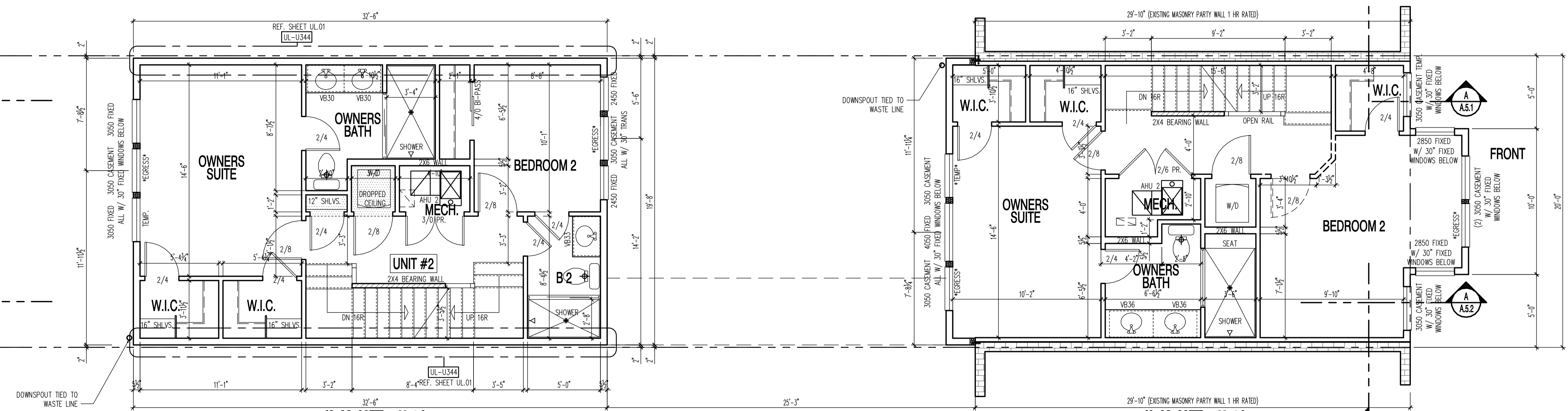
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Website: www.dcarchitects.com



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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DATE: 03/10/17
REV No. DATE
001 03/30/17

01.01.17

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A2.1

Permit No. 81706219
 DORA OFFICE OF THE ZONING ADMINISTRATOR COMPLIES WITH THE PROVISIONS OF DC ZONING REGULATIONS (11 DCMR) as submitted or noted during plan review and are subject to field inspection. Approved plans must be kept on site and are needed for all inspections. No change or modifications to these plans. Changes require a revision permit with the revised plans. Permits are required for trade work, Electrical or Plumbing

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 Structural Review - Wayne Ferguson - 03-31-2017
 Green Review - Robert Campbell - 03-31-2017

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1125 7th St NE - STONY CREEK HOMES
 PROPOSED ROOF PLAN

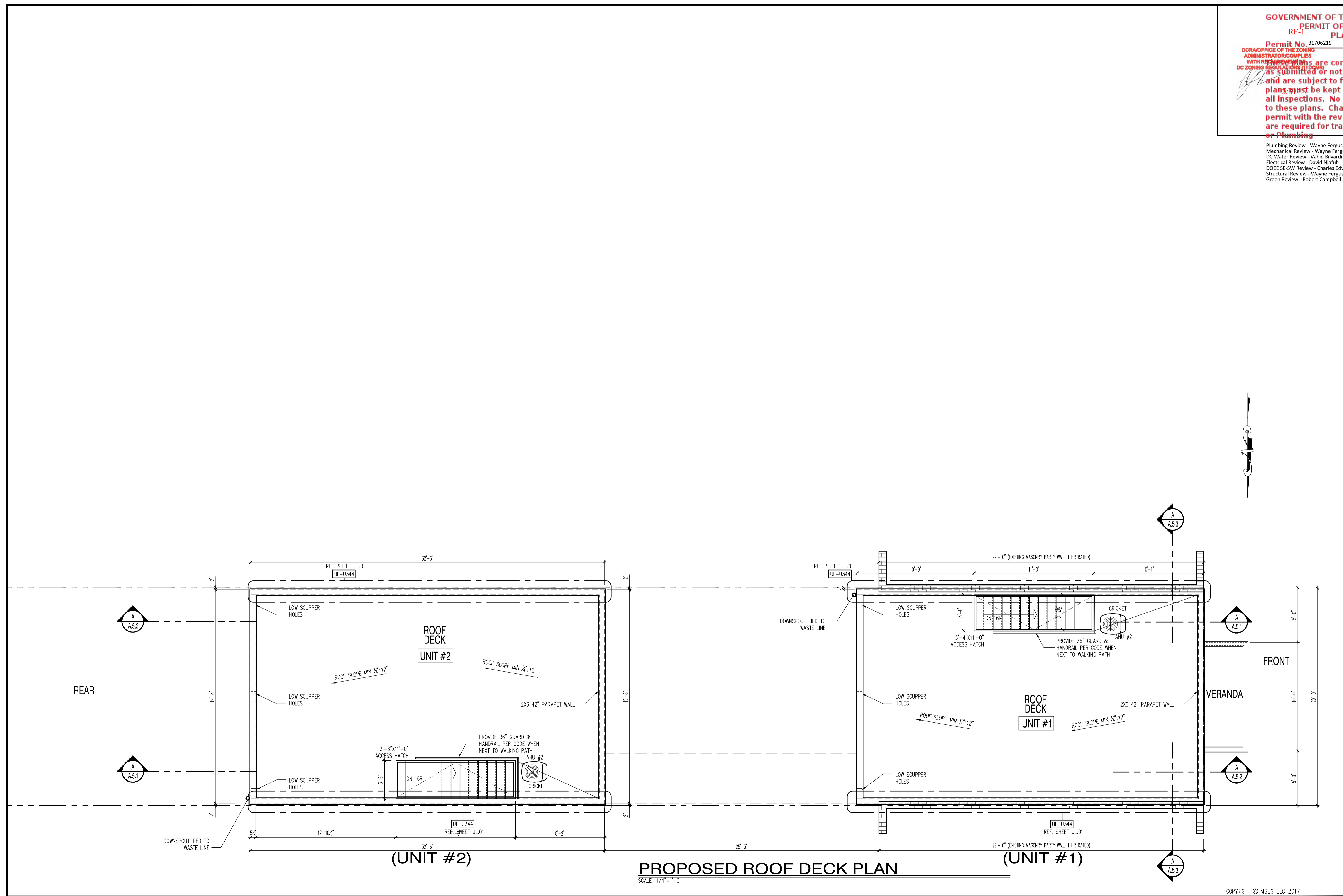


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 DATE: 03/10/17
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22x34 Plotted at 1/4"=1'-0" - 11x17 Plotted at 1/8" = 1'-0"

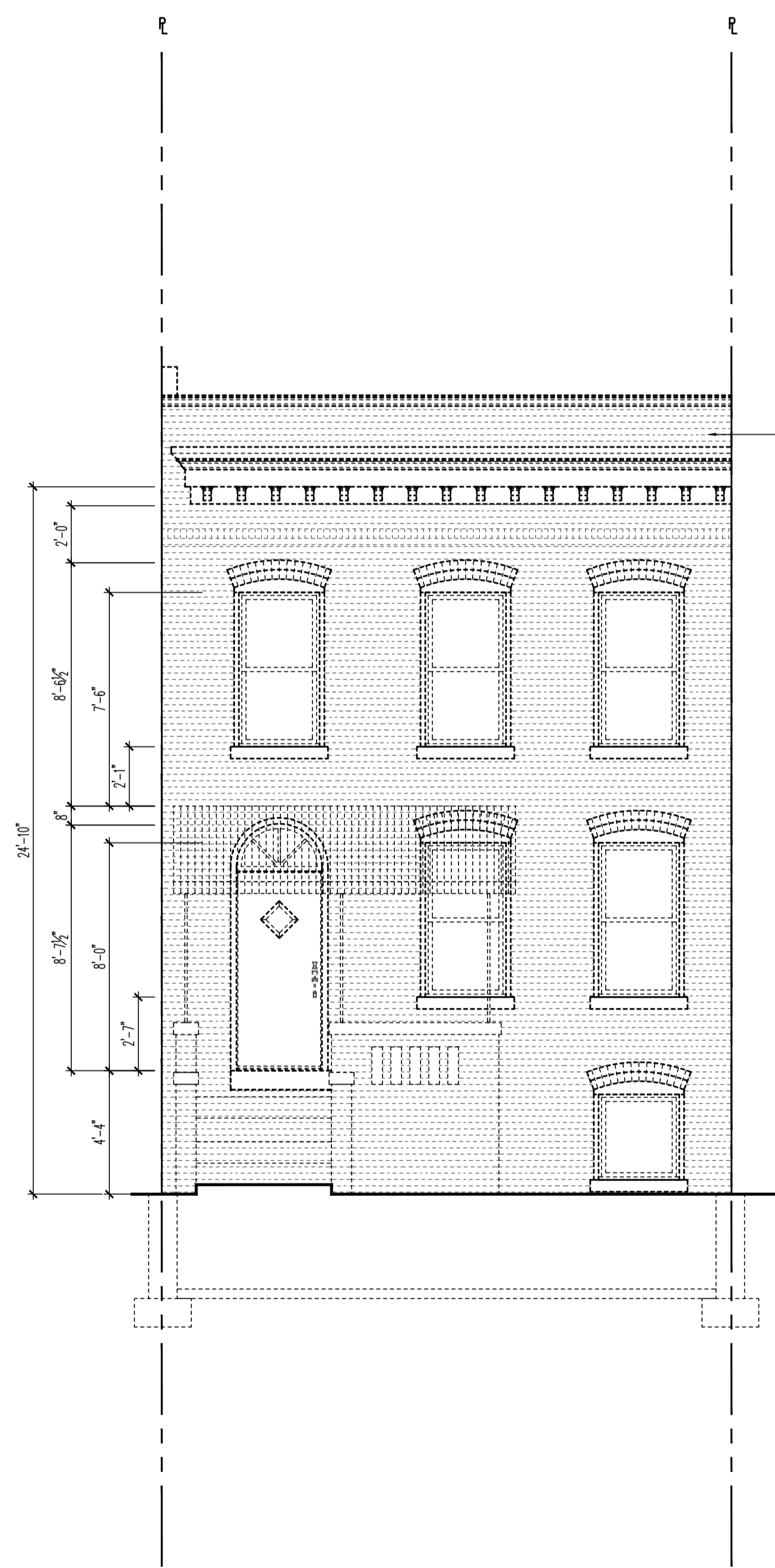


PROPOSED ROOF DECK PLAN
 SCALE: 1/4"=1'-0"

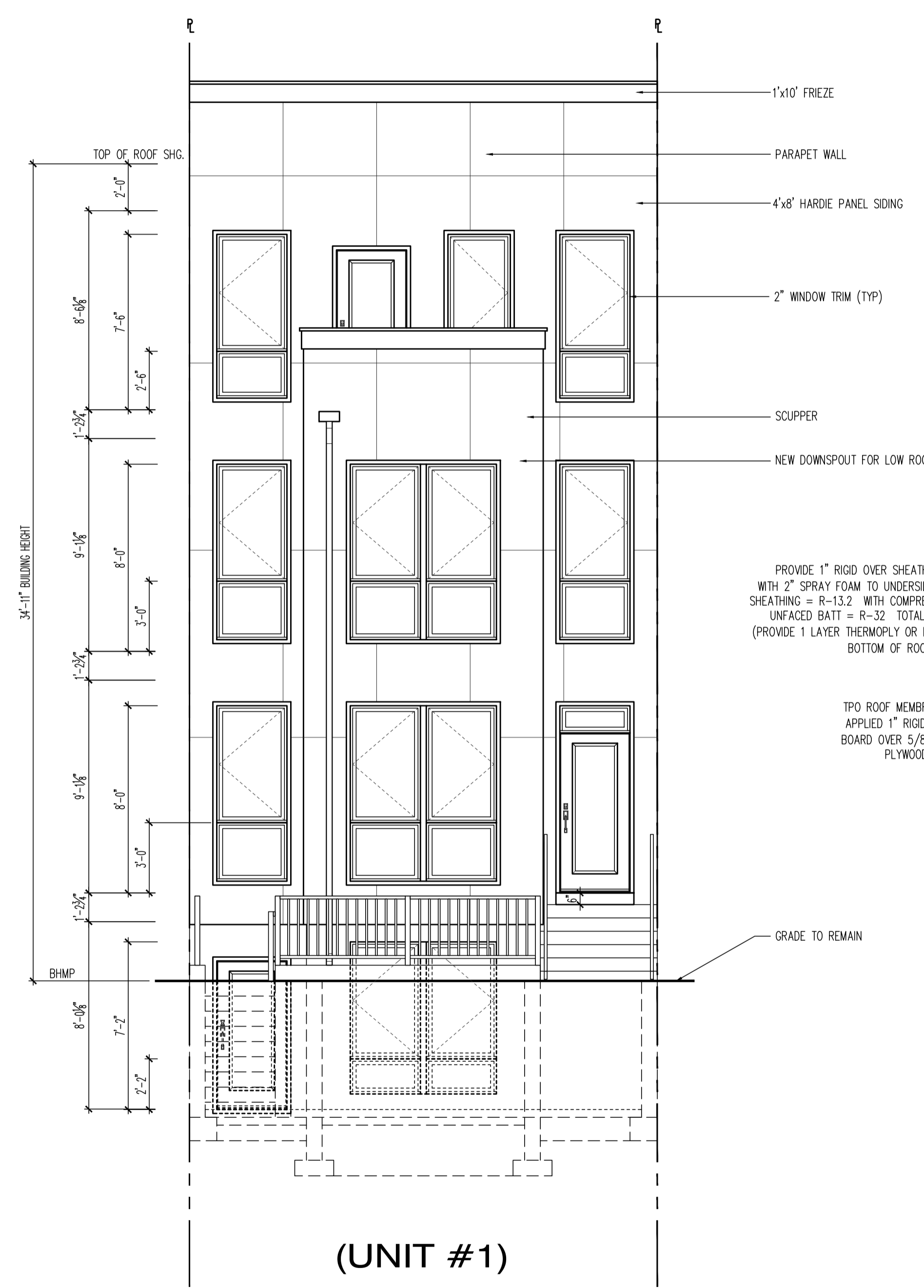
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Green Review - Robert Campbell - 03-31-2017

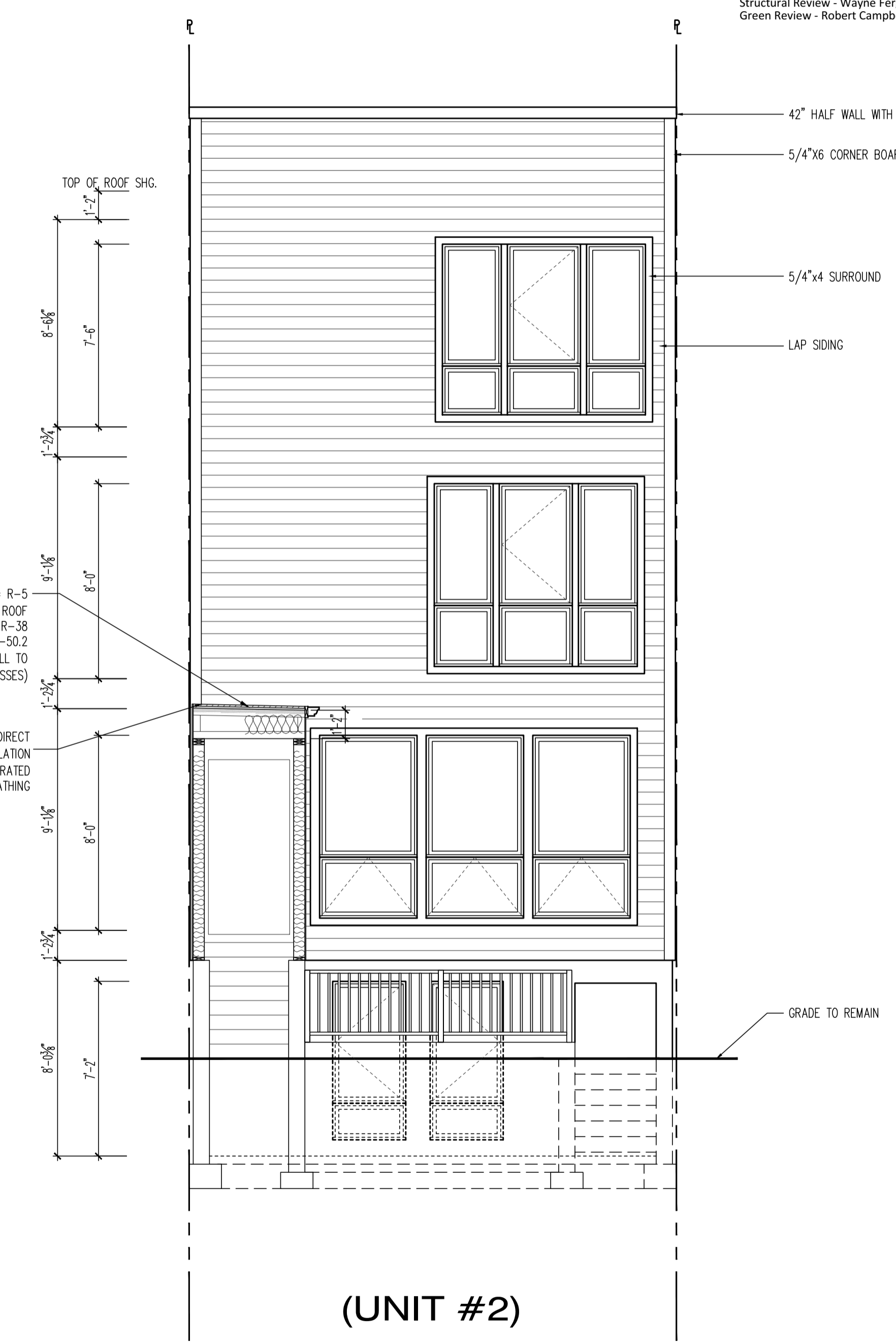
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EXISTING FRONT ELEVATION
SCALE: 1/4"=1'-0"



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



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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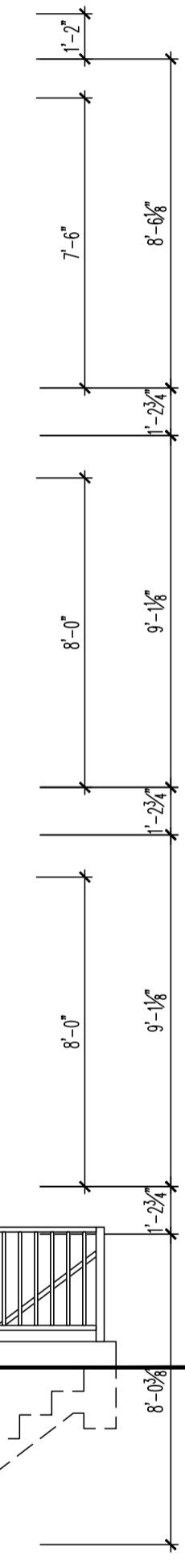
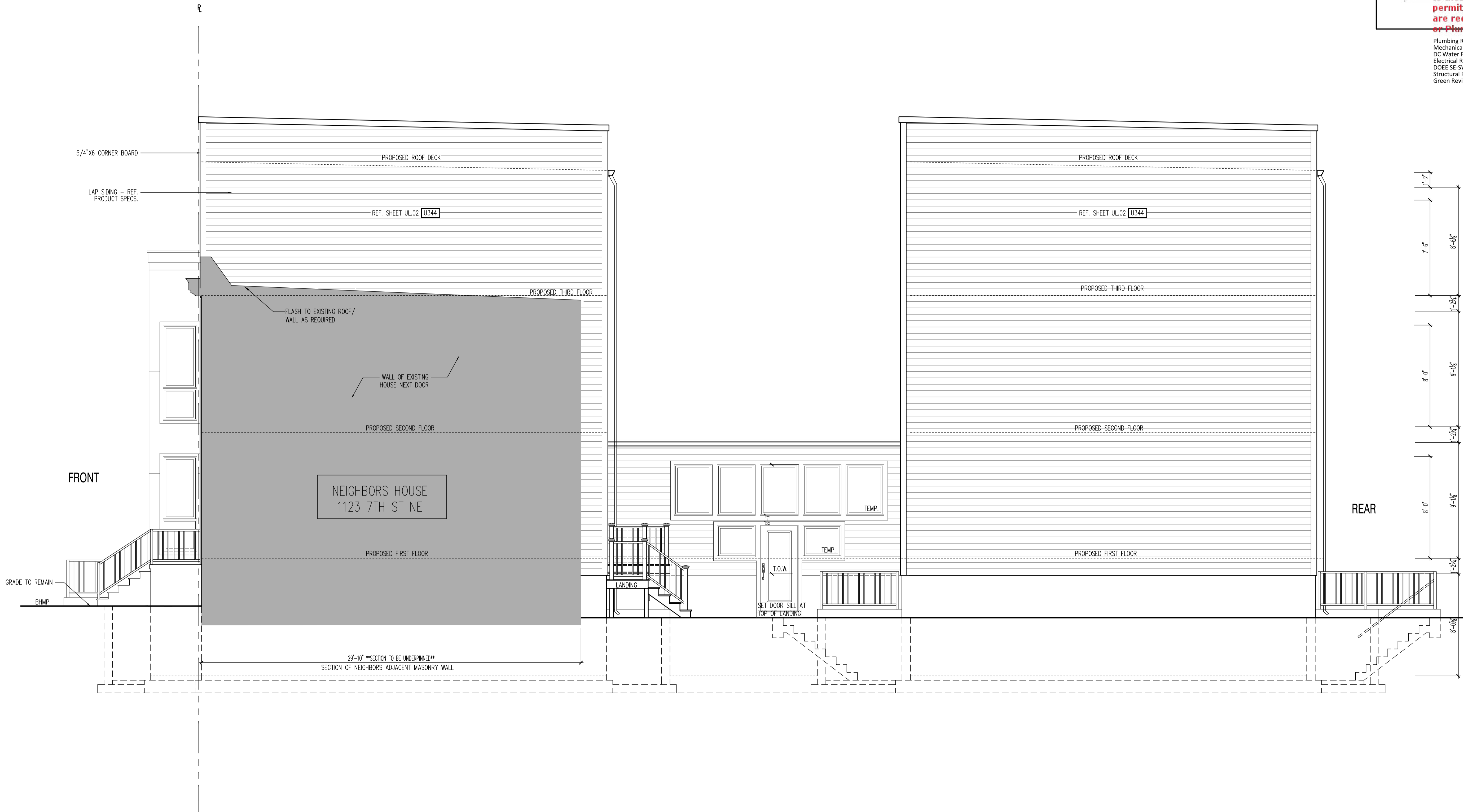
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SHEET No.
A4.1

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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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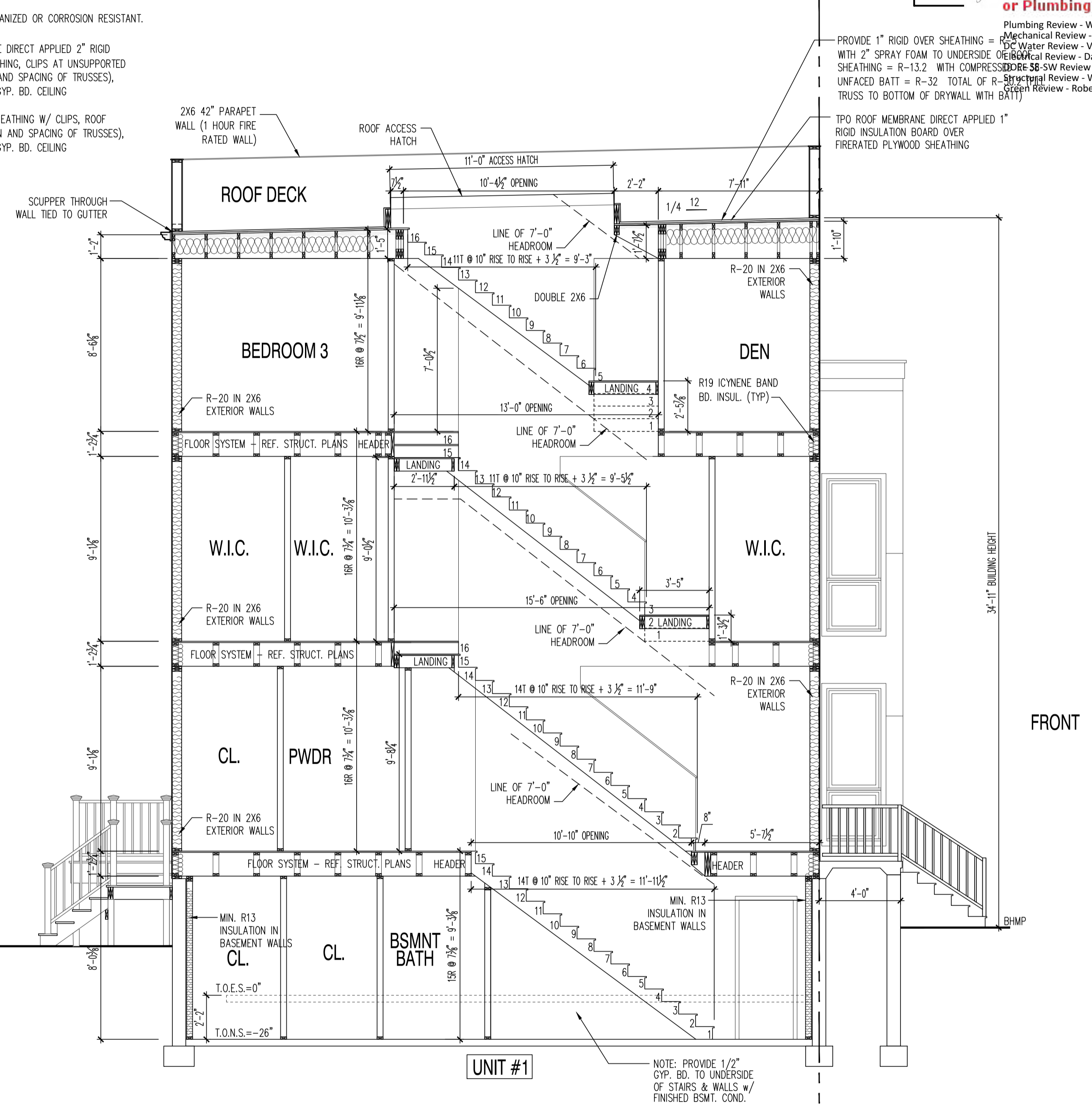
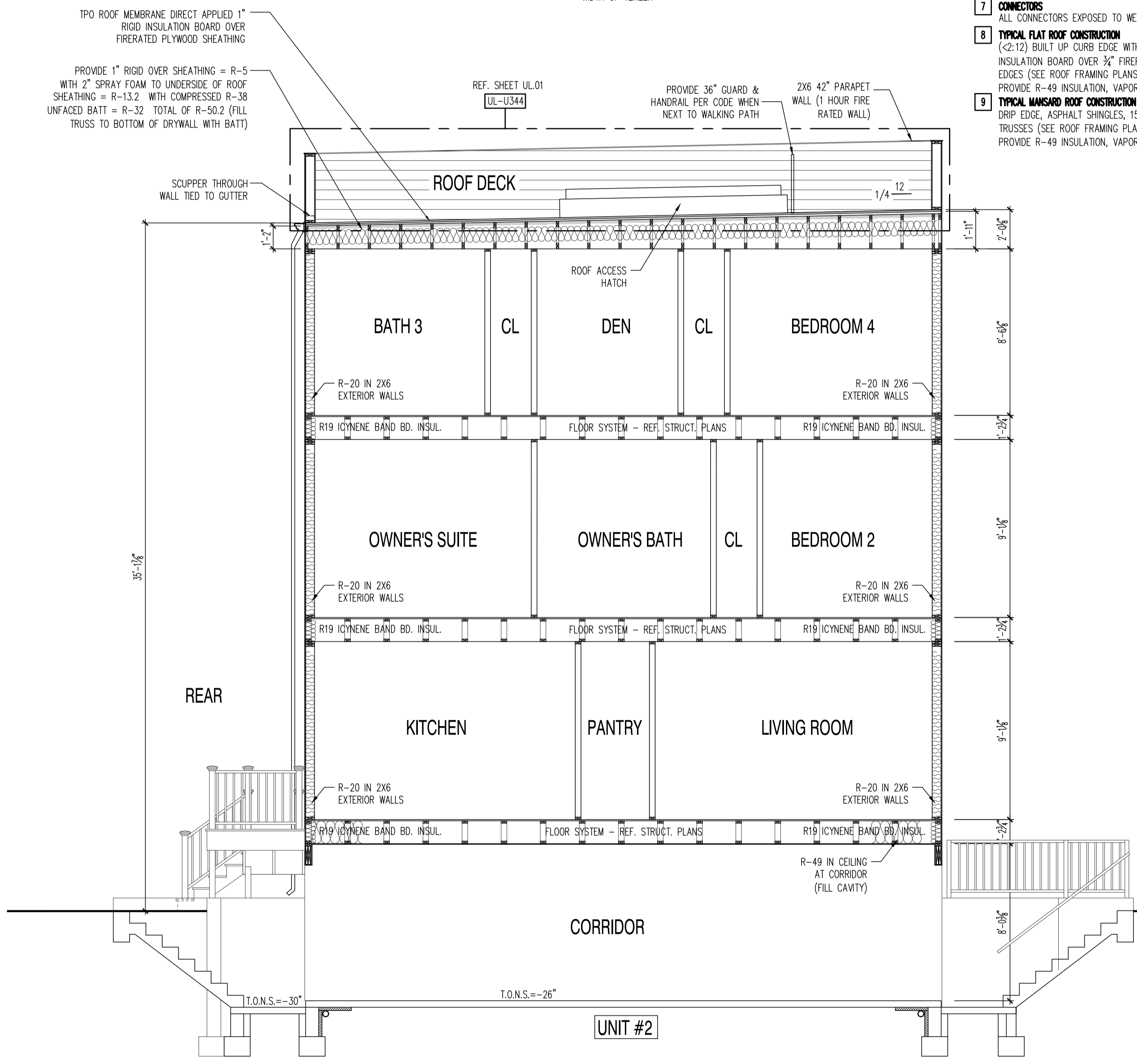
SHEET No.
A4.2

TYPICAL CONSTRUCTION

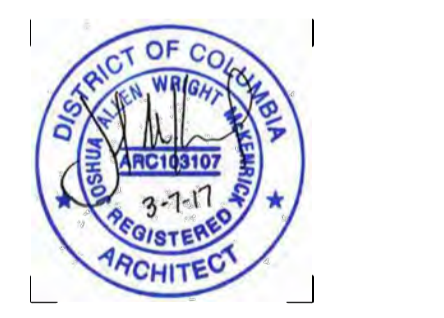
- TYPICAL FOUNDATION WALL CONSTRUCTION**
POURED IN PLACE CONCRETE FOUNDATION WALL ON SPREAD FOOTINGS. REF. FOUNDATION PLAN FOR SIZE AND REINFORCING.
- TYPICAL FLOOR SLAB CONSTRUCTION**
4" STRUCTURAL CONCRETE SLAB WITH W/6x6 WIRE MESH OVER ON 6 MIL POLY VAPOR BARRIER ON 4" WASHED GRANULAR FILL, SET REINFORCING AT CENTERLINE OF SLAB
- TYPICAL EXTERIOR BRICK VENEER WALL CONSTRUCTION**
2 1/2" BRICK VENEER, 1/2" PLYWD. OR OSB SHEATHING OVER 2X4 STUD WALL (OR AS INDICATED), W/ R-15 INSULATION, VAPOR BARRIER, AND 1/2" GYP. BD. PROVIDE WEEP HOLES AT GRADE LINE. PROVIDE 15# FELT OVER EXTERIOR SHEATHING, FULL HEIGHT AND WIDTH OF VENEER
- TYPICAL EXTERIOR FRAME WALL CONSTRUCTION**
CEMENT BOARD SIDING, BUILDING PAPER, 1/2" PLYWD. OR OSB SHEATHING, 2X4 STUD WALL (OR AS INDICATED), W/ R-15 INSULATION (R-20 INSULATION @ 2X6 STUD WALL), VAPOR BARRIER, AND 1/2" GYP. BD. (OR PER UL ASSEMBLY NOTED)
- TYPICAL FLOOR/CEILING CONSTRUCTION**
3/4" NOM. T&G OSB PLYWD SUBFLOOR, GLUED AND SCREWED ON OPEN WEB FLOOR (SEE FRAMING PLAN FOR DEPTH, SPACING AND SERIES) PROVIDE 1/2" GYP. BD. CEILING (OR PER UL ASSEMBLY NOTED)
- TYPICAL INTERIOR AND EXTERIOR BEARING WALLS**
2X4 STUD WALL @ 16" O.C. WITH DOUBLE TOP PLATE (UNLESS SPECIFIED OTHERWISE)
- CONNECTORS**
ALL CONNECTORS EXPOSED TO WEATHER SHALL BE GALVANIZED OR CORROSION RESISTANT.
- TYPICAL FLAT ROOF CONSTRUCTION**
(2:12) BUILT UP CURB EDGE WITH TPO ROOF MEMBRANE DIRECT APPLIED 2" RIGID INSULATION BOARD OVER 3/4" FIRERATED PLYWOOD SHEATHING, CLIPS AT UNSUPPORTED EDGES (SEE ROOF FRAMING PLANS FOR CONFIGURATION AND SPACING OF TRUSSES), PROVIDE R-49 INSULATION, VAPOR BARRIER, AND 1/2" GYP. BD. CEILING
- TYPICAL MANSARD ROOF CONSTRUCTION**
DRIP EDGE, ASPHALT SHINGLES, 15# FELT, 7/16" OSB SHEATHING W/ CLIPS, ROOF TRUSSES (SEE ROOF FRAMING PLANS FOR CONFIGURATION AND SPACING OF TRUSSES), PROVIDE R-49 INSULATION, VAPOR BARRIER, AND 1/2" GYP. BD. CEILING

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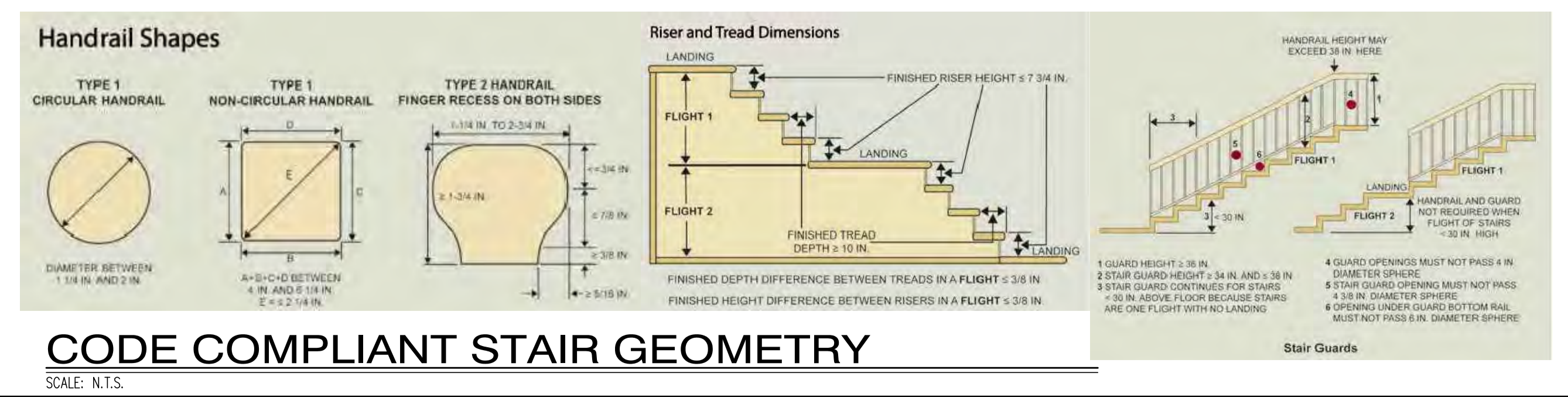
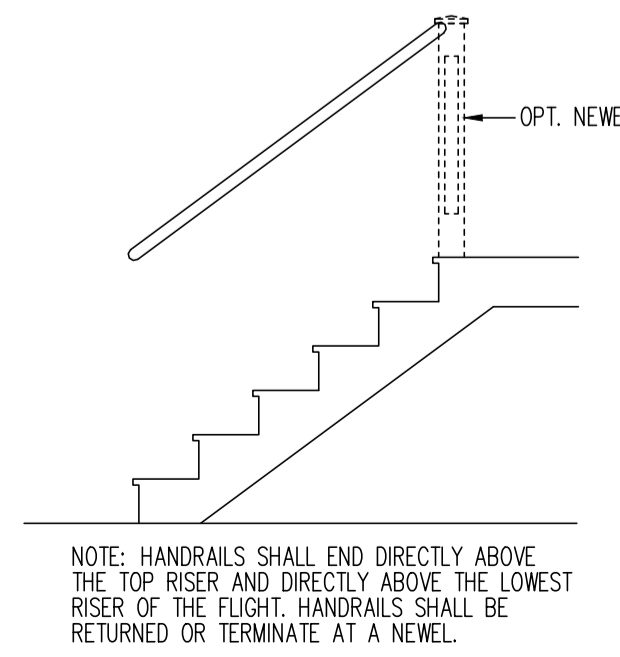


22x34 Plotted at 1/4"=1'-0" - 11x17 Plotted at 1/8" = 1'-0"
1125 7th St NE - STONY CREEK HOMES
BUILDING SECTION



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01.01.17
 SHEET No.
A5.1

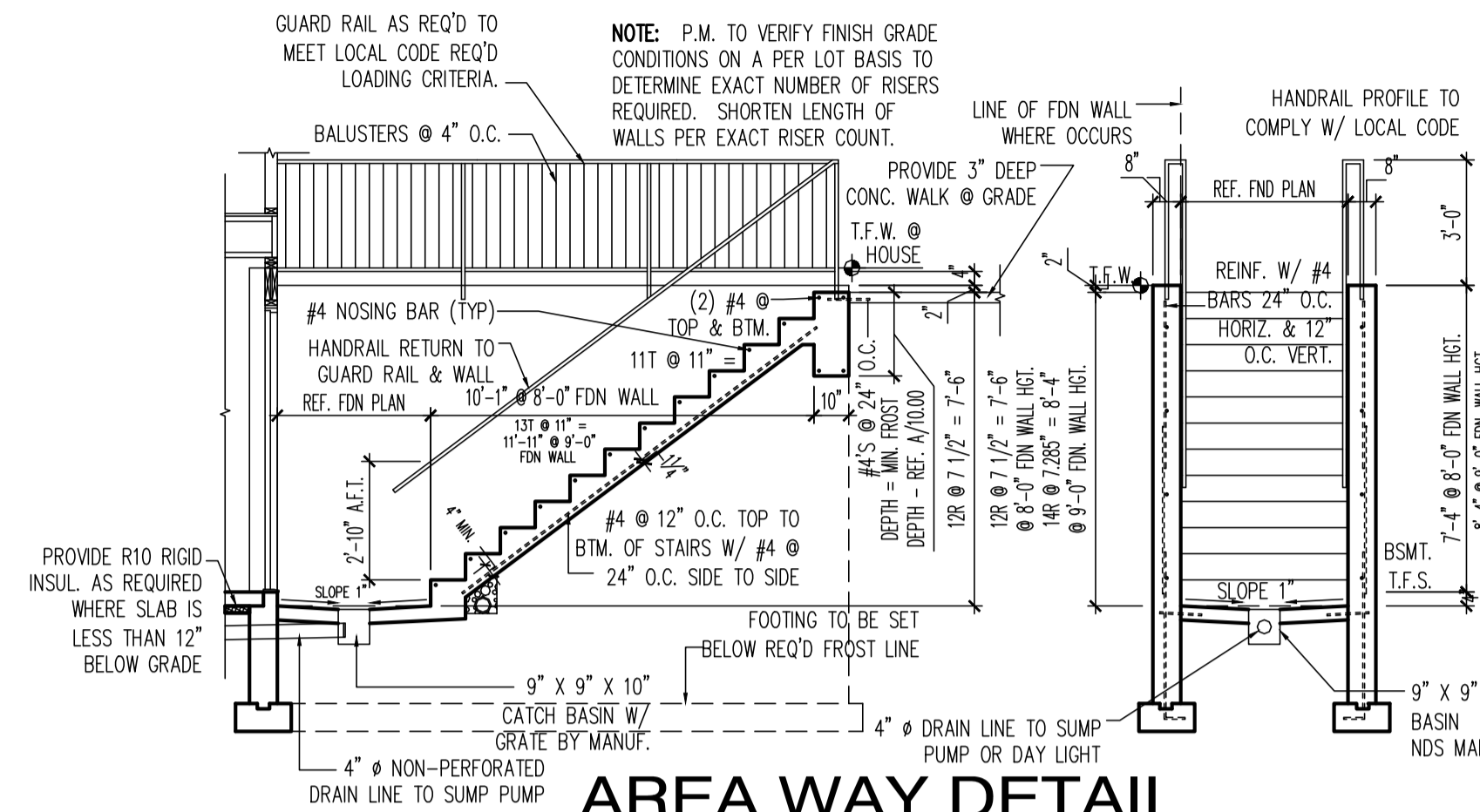


BUILDING SECTION
 SCALE: 1/4"=1'-0"

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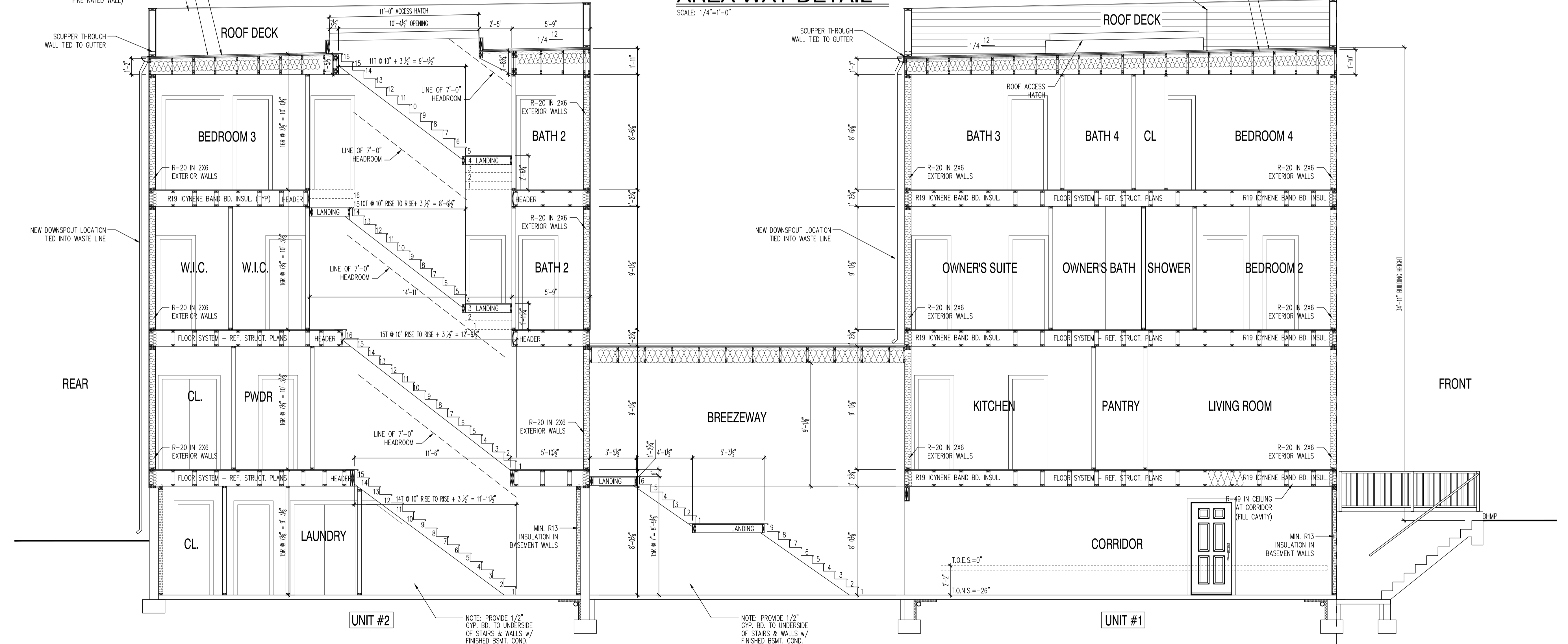
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PROVIDE 1" RIGID OVER SHEATHING = R-5 WITH 2" SPRAY FOAM TO UNDERSIDE OF ROOF SHEATHING = R-13.2 WITH COMPRESSED R-38 UNFACED BATT = R-32 TOTAL OF R-50.2 (PROVIDE 1 LAYER THERMOPLY OR DRYWALL TO BOTTOM OF ROOF TRUSSES)

TPO ROOF MEMBRANE DIRECT APPLIED 1" RIGID INSULATION BOARD OVER 5/8" FIRERATED PLYWOOD SHEATHING

2X6 42" PARAPET WALL (1 HOUR FIRE RATED WALL)



BUILDING SECTION
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
BUILDING SECTION



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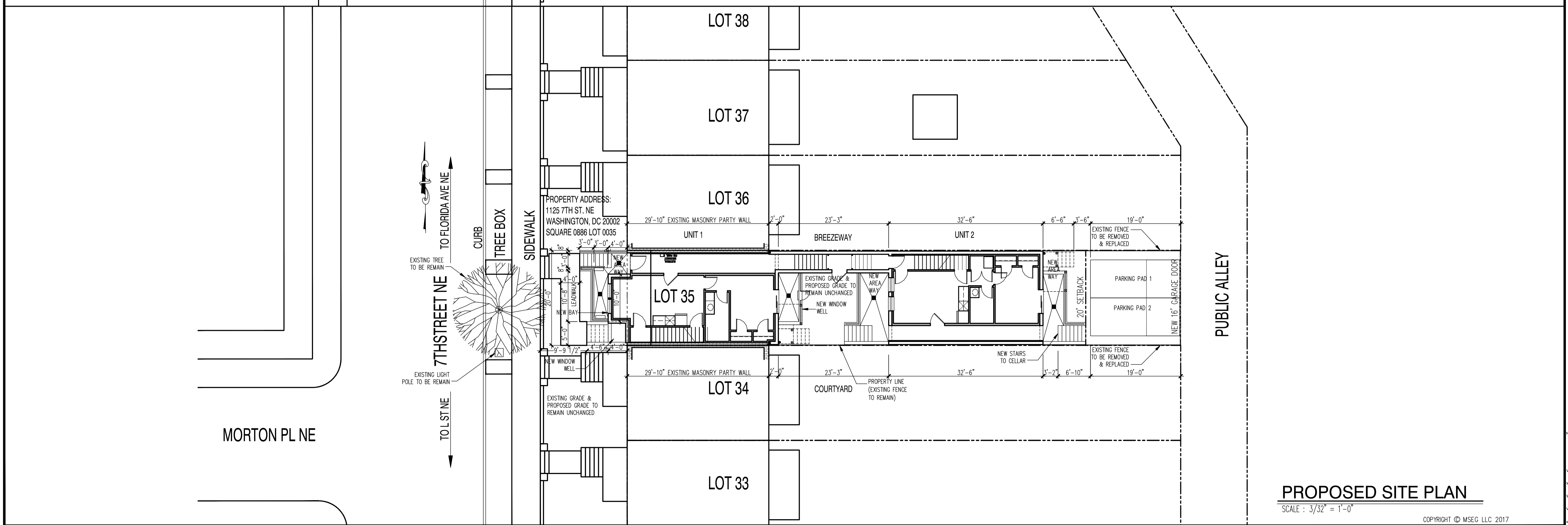
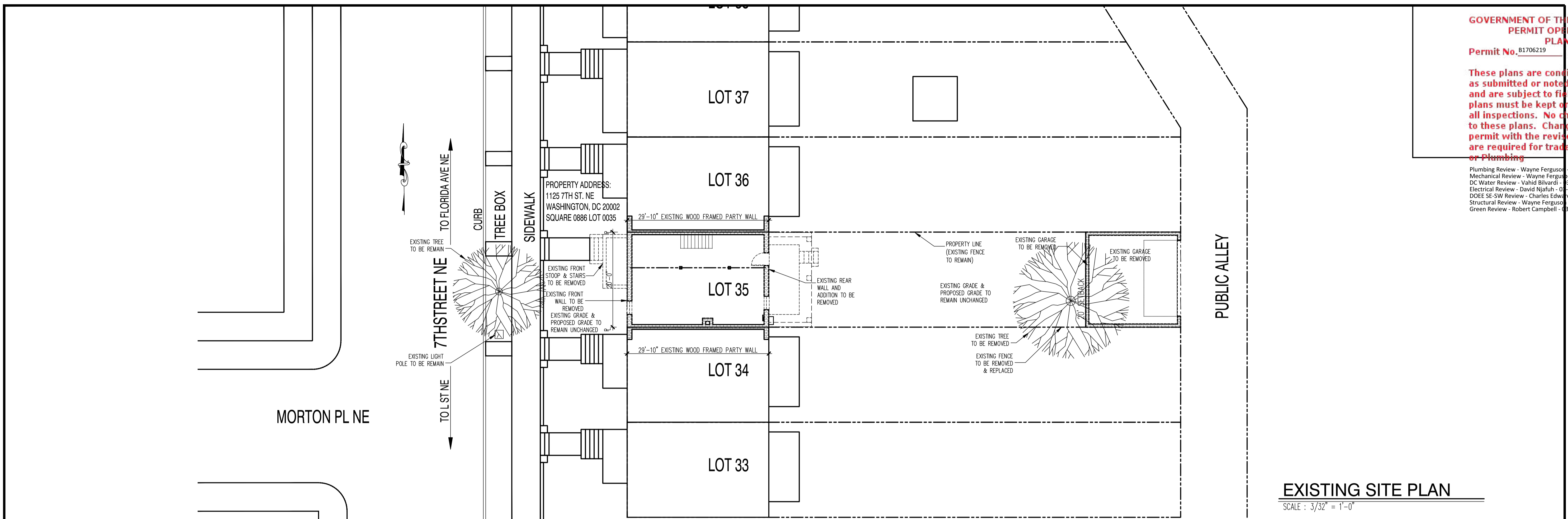
01.01.17

SHEET No.
A5.2

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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



DRAWN BY:
MCR
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XXX XX-XX-XX

01.01.17

SHEET No.
SP.01