



April 16th, 2018

Stony Creek Homes  
344 Maple Ave W  
Suite 290  
Vienna, VA 22180  
Attn: Tarique Jawed

**RE: *Permit review comments***  
***Permit #B1805207***  
***1125 7<sup>th</sup> ST NE, Washington, DC 20002***

Dear Mr. Jawed

This letter is in response to DCRA Electrical & Zoning comments. Please see our response to comments below to assist with your obtaining final approval on the plans.

Zoning Review:

*#1– The proposed building does not comply with rear yard per DCMR 11 E - Section 205.5; an a rear wall shall not extend farther that ten feet from the farthest rear wall of any adjoining principal wall.*

Response –This was submitted and approved prior to this zoning regulation became in affect.

*#2– The proposed structure does not have the characteristics of a single building as per DCMR 11 B - Section 309. The connection shall be:*

*- Fully above grade,*

Response –The lobby connection is fully above grade

*- Common space shared by users of all portions of the building, such as a lobby or recreation room, loading dock or service bay; or*

Response – There is a common grass space in the court of the building as well as a lobby space.

*- Space that is designed and used to provide free and unrestricted passage between separate portions of the building, such as an unrestricted doorway or walkway.*

Response – There is an unrestricted lobby passage into the interior common space of the buildings.

*#3– Per DCMR 11 B - Section 309, a rooftop architectural element (cornice, porch roof) shall not be removed or significantly altered without BZA approval.*

Response –This is not a rooftop element and is an applied trim piece.

Board of Zoning Adjustment  
District of Columbia

**moment ENGINEERING + DESIGN**

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CASE NO.19550  
EXHIBIT NO.46F

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Response to DCRA Review Comments

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#4– *Provide details of pervious pavers or other pervious material used for the parking area.*

Response – Pervious pavers will be used where called out on the site plans. Please reference SP.01 & EC.01

#5– *Submit dimensioned elevation drawings for the rooftop AHUs and show compliance with the one-to-one setback requirements.*

Response – Mechanical unit specs were provided in supporting documents folder. The units were moved 4' in from the 42" parapet walls each side to meet the 1:1 requirements.

#6– *All rooftop railings are subject to a on-to-one setback.*

Response –There is no rooftop railing. There is a 42" parapet wall surrounding the roof.

#7– *the proposed structure exceeds the maximum number of stories and height permitted in RF-1.*

Response –The proposed structure meets the building height requirements. It is 34'-11" The height of a building with a flat roof shall be measured from the BHMP to the highest point of the roof excluding parapets and balustrades not exceeding four feet (4 ft.) in height. Our height is measured from these points

#### Electrical Review:

#1– *20 amp, 120 volt dedicated circuit shall be provided for laundry per NEC 210.11(C)(2). The receptacle shall be installed for the laundry per NEC 210.52(F).*

Response –The units being provided are a combination washer/dryer unit that utilizes a 220V. This is already shown on the power plan sheets E.01 and E.02.

#2– *Carbon monoxide shall not be required in sleeping areas per IRC R314.3*

Response – These are already shown. Please reference sheet E.03 and E.04 for the symbol plus SD/CM.

#3– *Relocate electrical panel EP-1 to have sufficient working space around electrical panel per NEC 110.26.*

Response – This has been relocated to the other side of the Living Room. See updated sheet E.01 & E.03

#4– *Provide disconnecting means within sight of mini splits provided in the units per NEC 440.14.*

Response - Indoor mini-split unit is powered from outdoor unit and has an integral disconnecting means a note was added to state this.

#5– *Provide disconnect switch within sight of electrical wall heater per NEC 422.31(B)*

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Response – Disconnect has been added to wall heater, ref updated sheet E.01

#6– *Provide disconnect switch within sight of water heater per NEC 422.31(B)*

Response – Disconnect has been added to water heater, ref updated sheet E.01

#7– *Disconnect switch within sight of Sump pump per NEC 422.31(B)*

Response – This is a cord and plug connected unit, a disconnect is not required.

#8– *The plan does not indicate the size of service conductors that will be installed. Please indicate the size of the service conductors per NEC 230.31(A)*

Response –Service conductors are sized and shown from the meter (utility demark point) to the customer panels. The conductors on the utility side of the meter are designed, sized, and installed by the local utility, ref updated meter diagram on sheet E.00

#9– *All receptacle outlets in habitable spaces of a dwelling shall be of AFCI protected; exceptions spaces are those where GFCI types are required per article 210.12 of NEC.*

Response – Please see note on General notes section on Sheet E.00 stating to provide ARC-Fault circuit interrupter for circuit breaker serving receptacles in bedrooms. Also please reference panel schedule \* indicates arch-fault breaker and denotes this on bedroom outlets.

We appreciate the opportunity to assist you with this project. Should you have any further questions regarding this plan submittal, please feel free to contact me directly at 703-988-2350.

Best Regards,

**Shawn P. Kelley, P.E.**

Principal, Structural Engineer

**moment** ENGINEERING + DESIGN

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Attachments:

- a. Updated clouded sheets