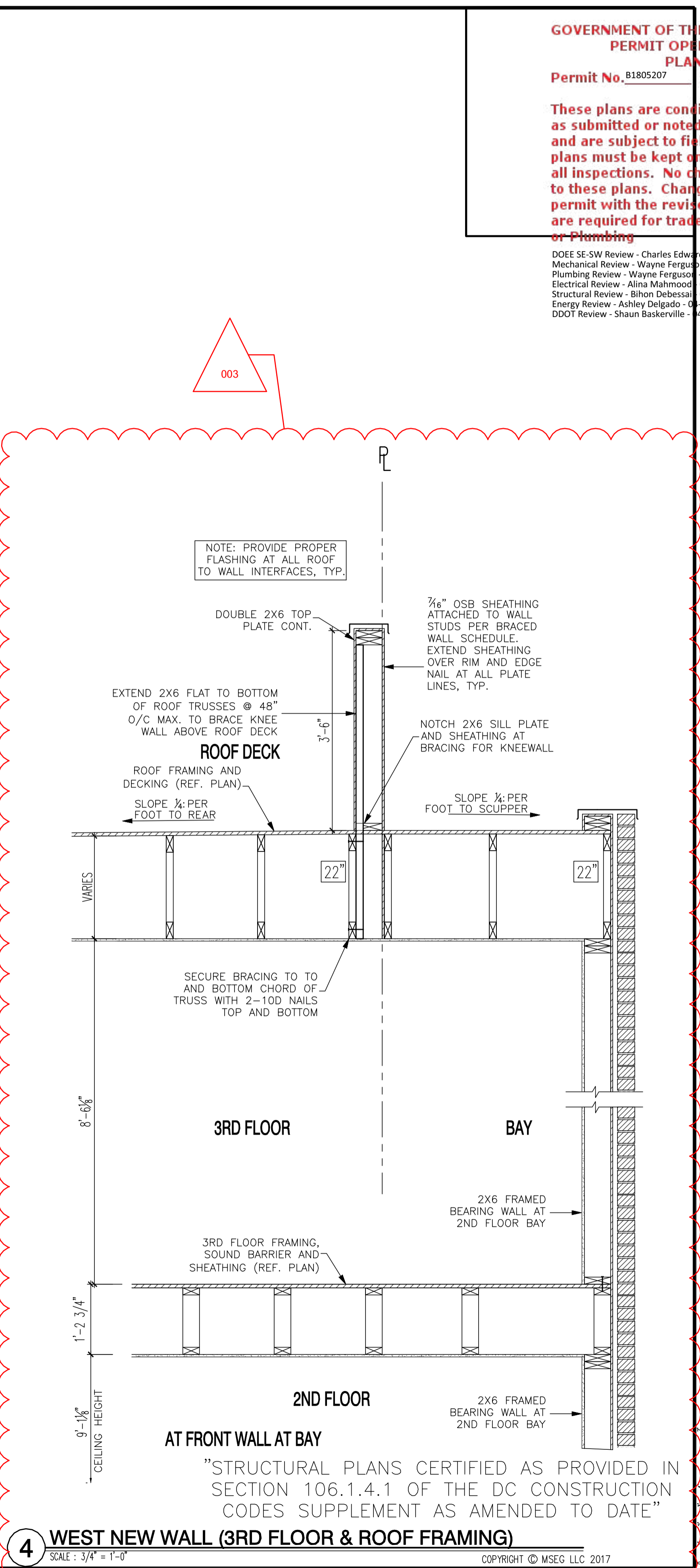
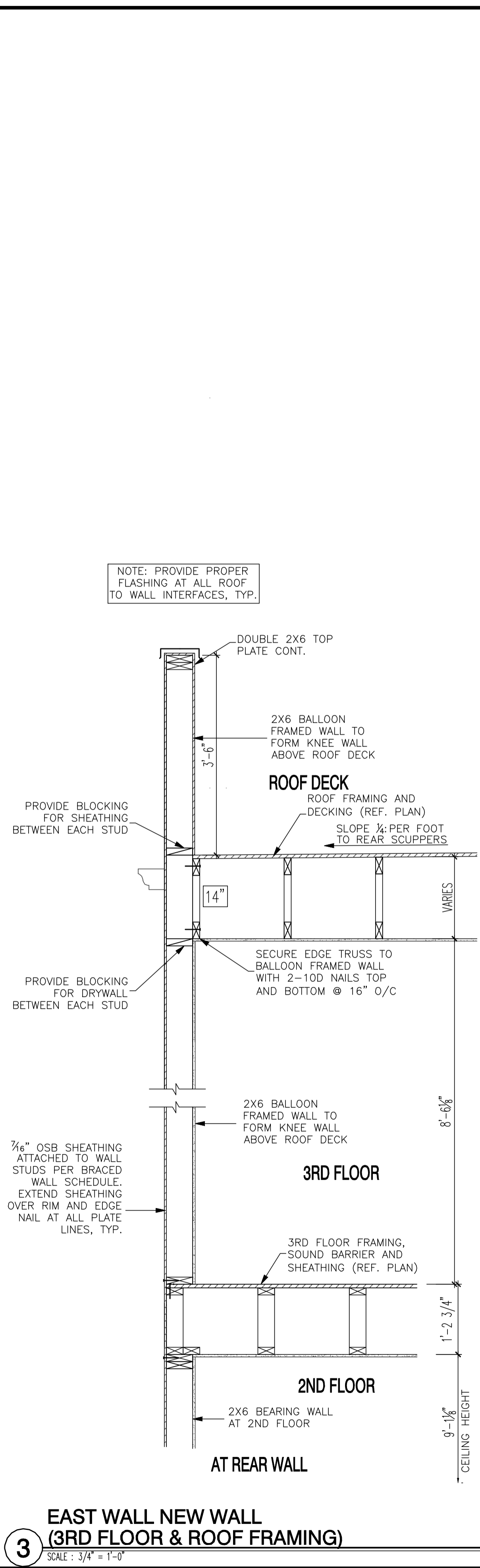
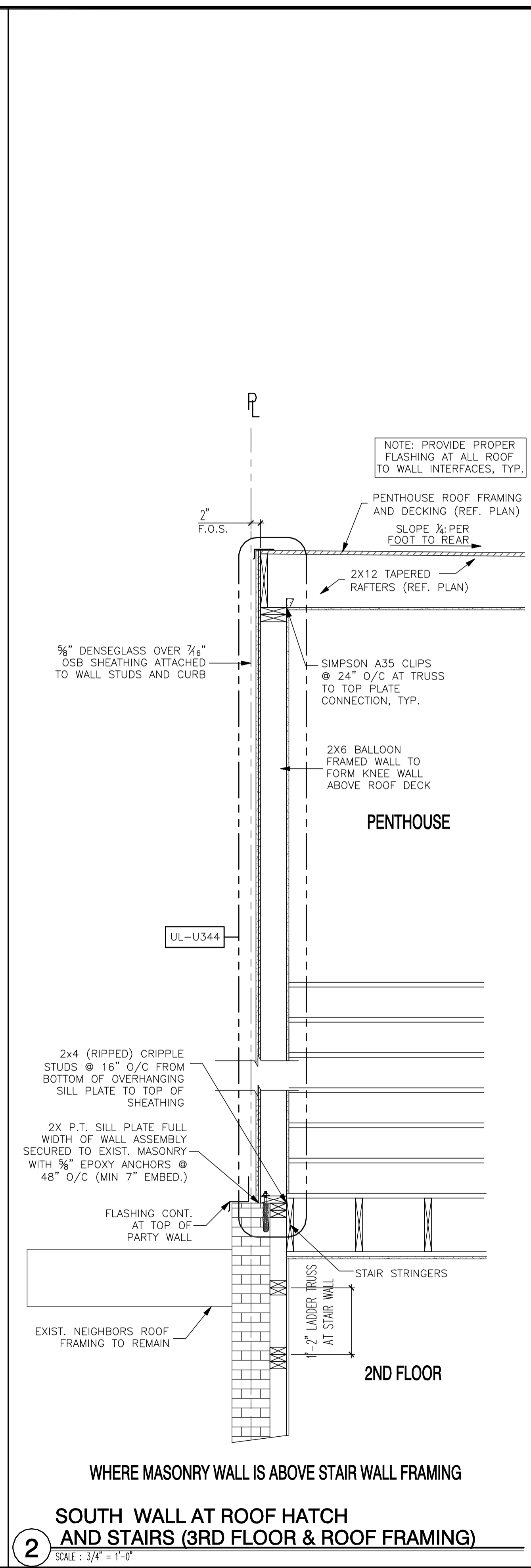
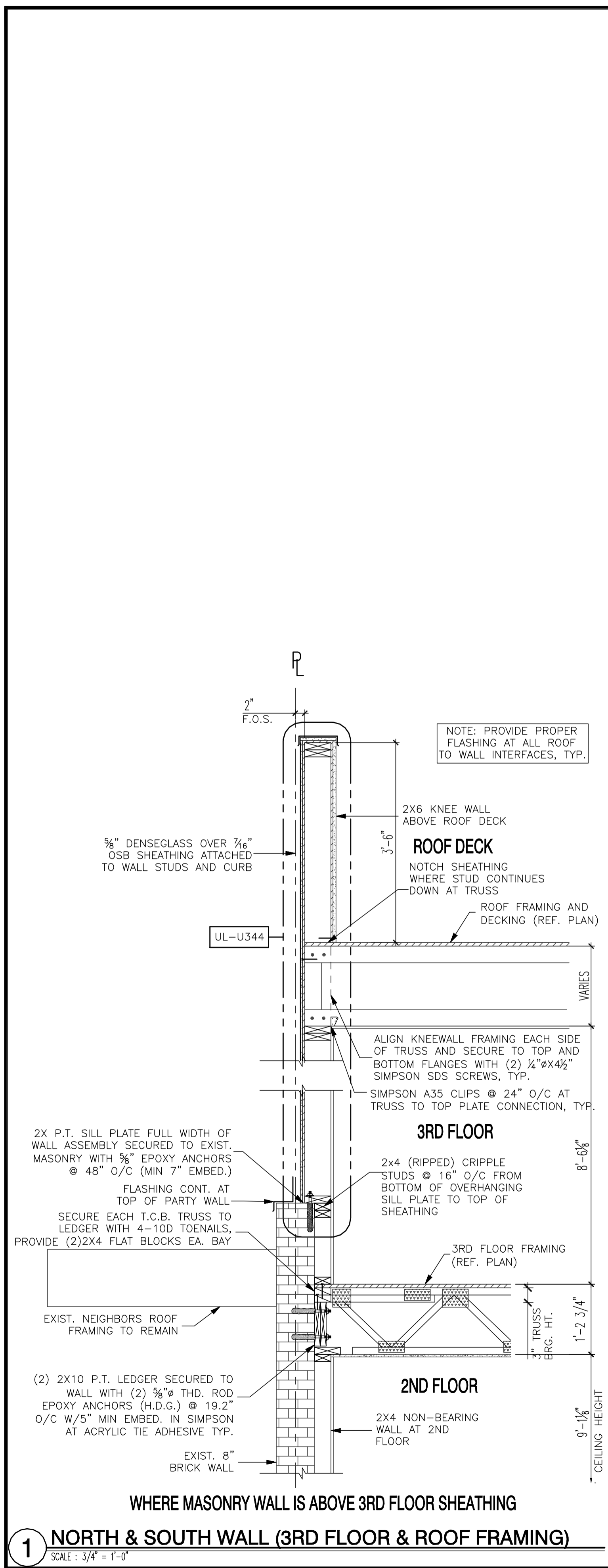


These plans are conditionally approved as submitted or noted during plan review and are subject to field inspection. Approved plans must be kept on site and are needed for all inspections. No change or modifications to these plans. Changes require a revision permit with the revised plans. Permits are required for trade work electrical or Plumbing

DOEE SE-SW Review - Charles Edwards - 04-18-2018
Mechanical Review - Wayne Ferguson - 04-18-2018
Plumbing Review - Wayne Ferguson - 04-18-2018
Electrical Review - Alina Mahmood - 04-18-2018
Structural Review - Bibon Debessai - 04-18-2018
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Website: www.msgeinc.com



1125 7th St NE - STONY CREEK HOMES
STRUCTURAL DETAILS

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PROFESSIONAL ENGINEER
3/17

DRAWN BY: MCR
DATE: 03/10/17
REV No. DATE
003 02/06/18

01.01.17

SHEET No. SD.03

Booth of 2017 by Adjustment
District of Columbia
CASE NO. 19850
EXHIBIT NO. 4284

These plans are conditionally approved 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 not shown on the permit.

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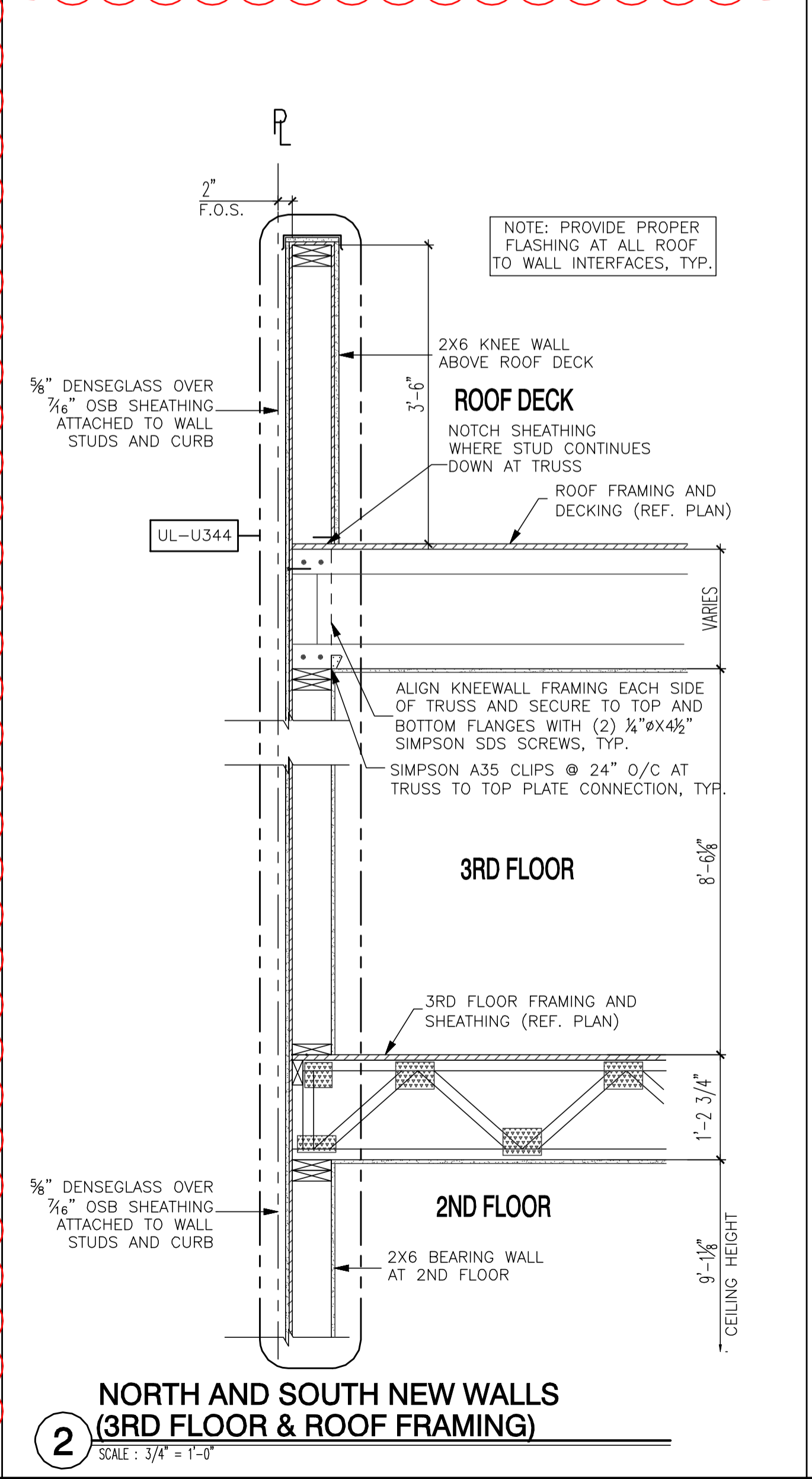
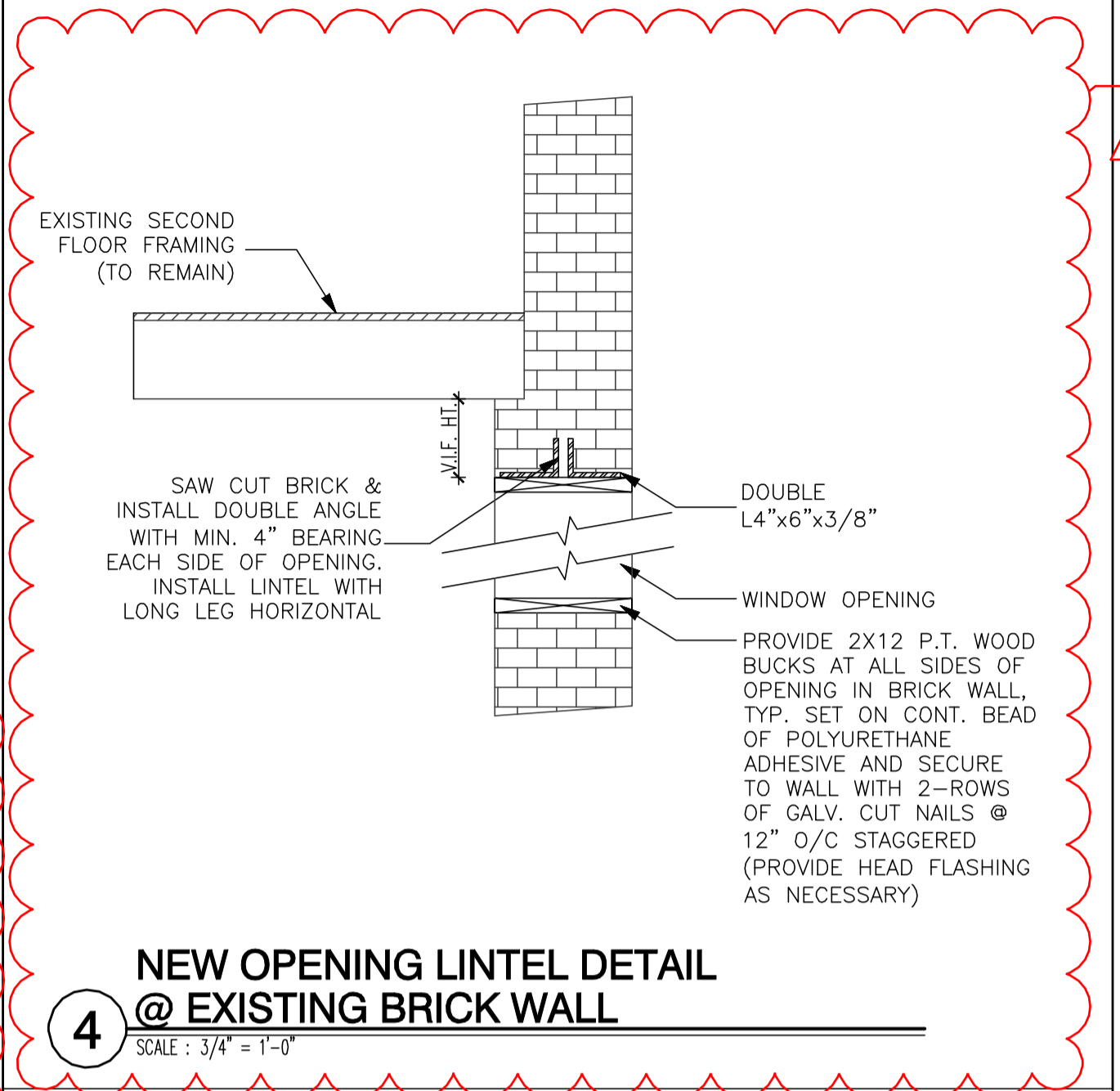
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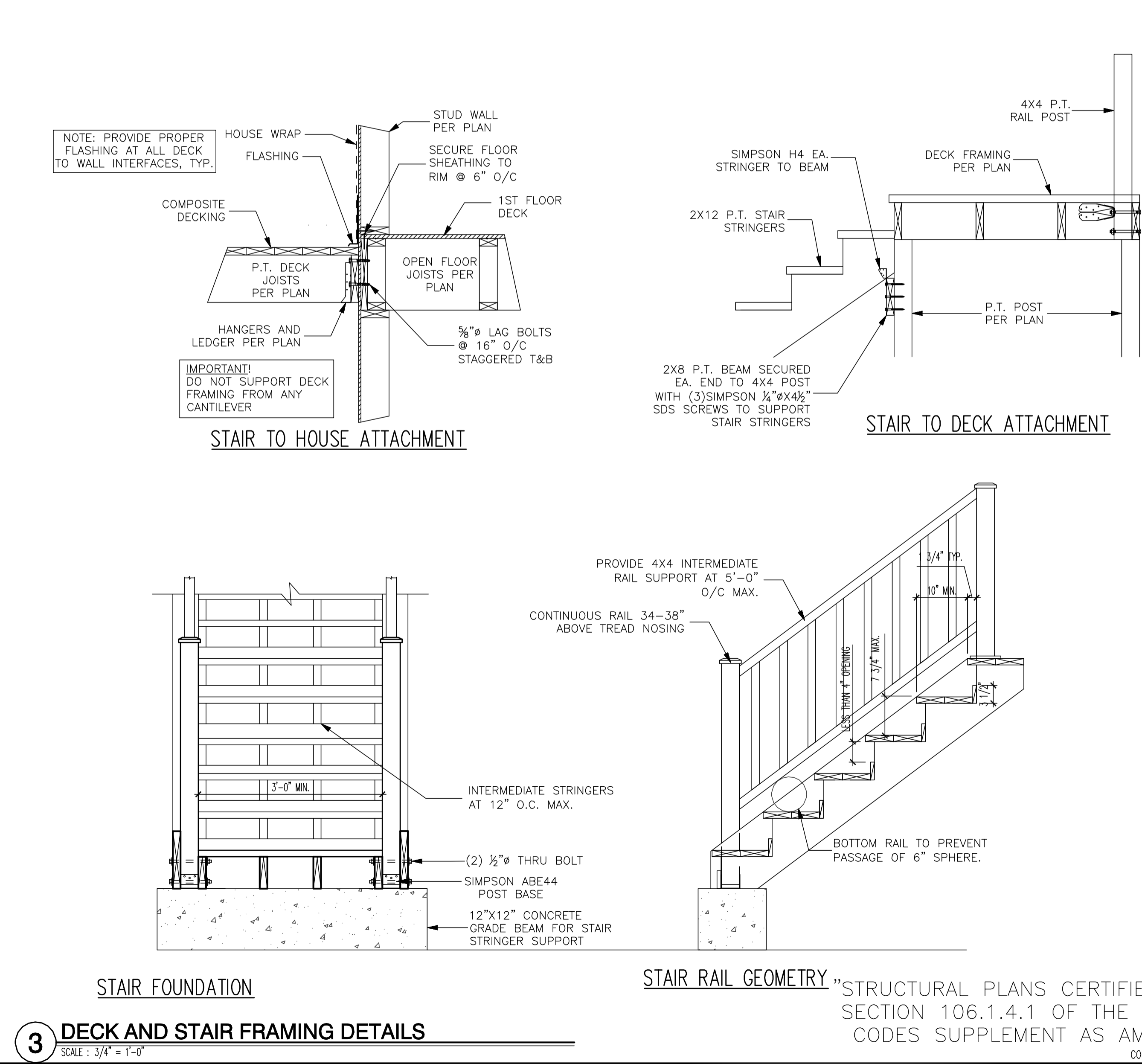
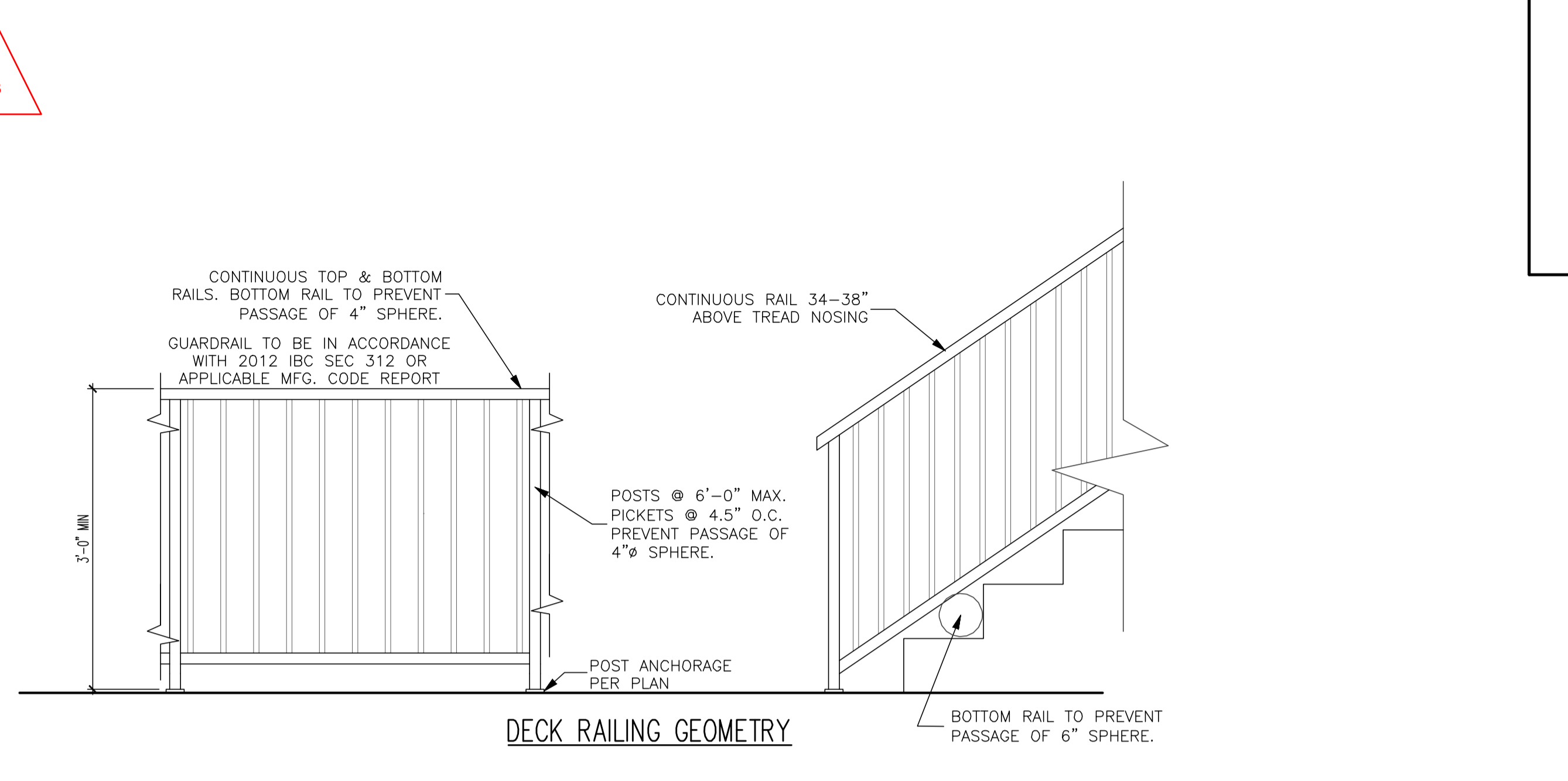
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 MCR
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 REV No. DATE
 003 02/06/18

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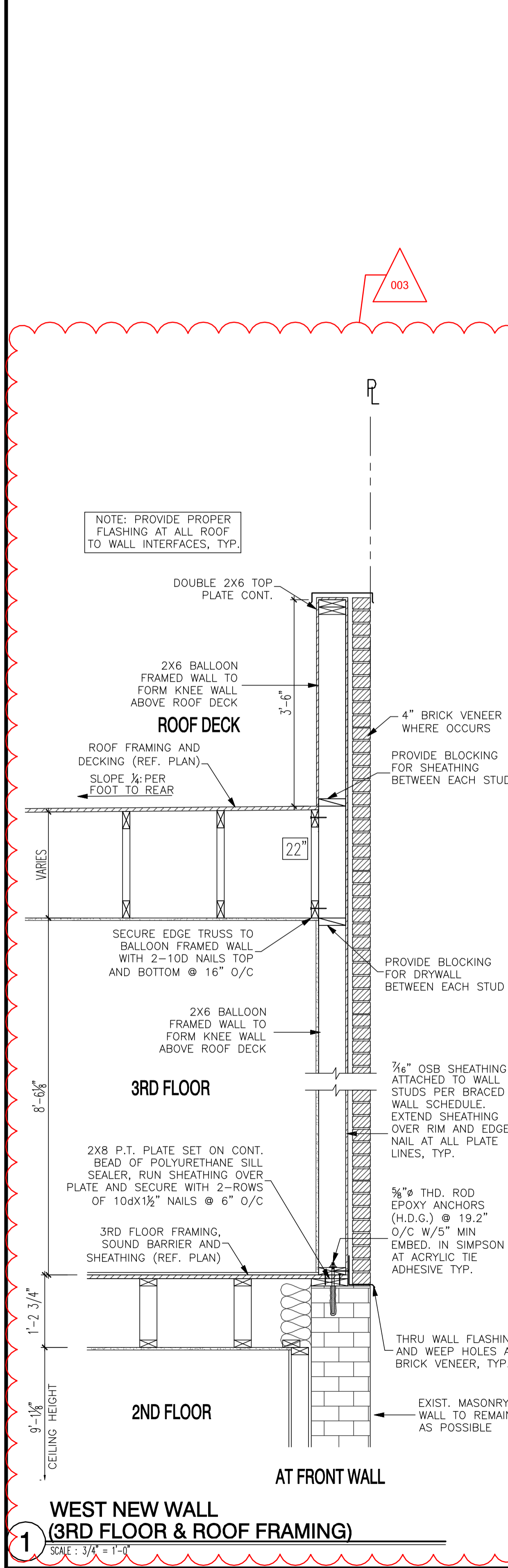
SHEET No.
 SD.04



2 NORTH AND SOUTH NEW WALLS (3RD FLOOR & ROOF FRAMING)
 SCALE: 3/4" = 1'-0"



3 DECK AND STAIR FRAMING DETAILS
 SCALE: 3/4" = 1'-0"



1 WEST NEW WALL (3RD FLOOR & ROOF FRAMING)
 SCALE: 3/4" = 1'-0"

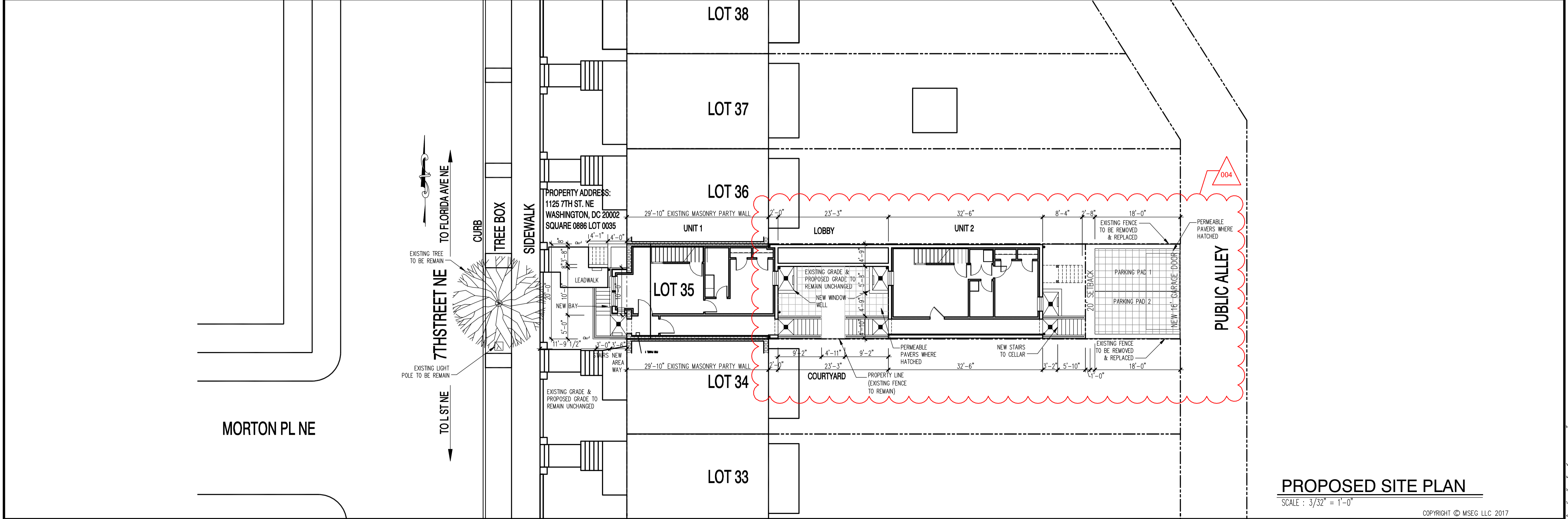
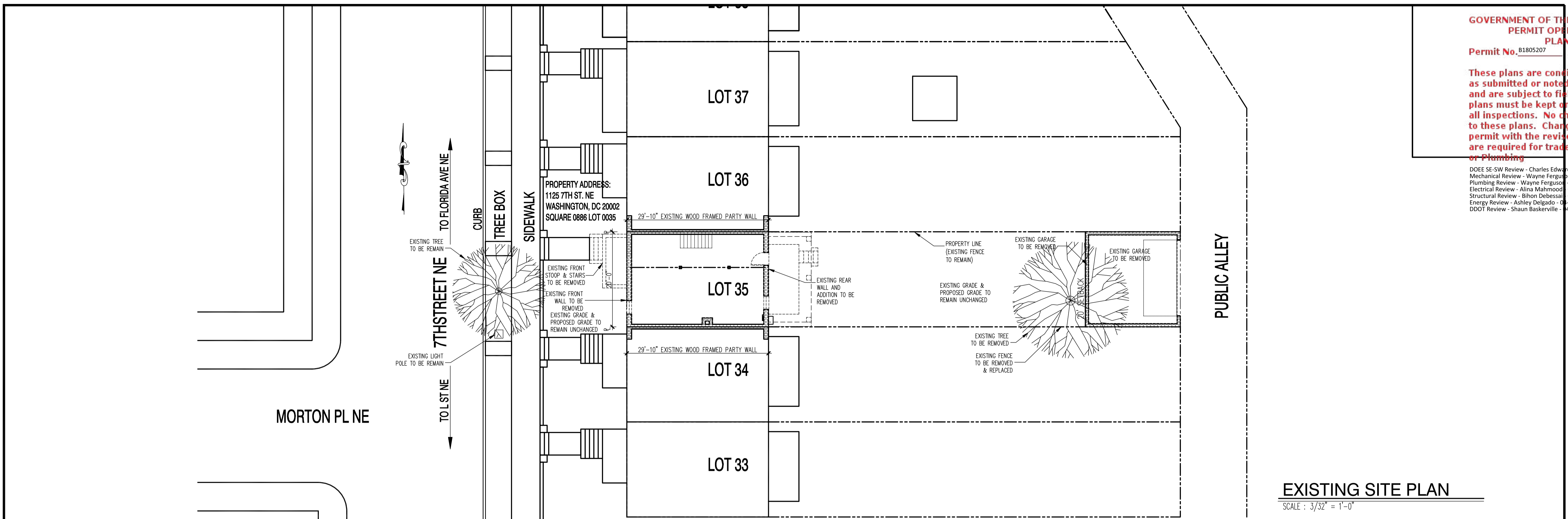
22x34 Plotted at 1/4" = 1'-0" - 11x17 Plotted at 1/8" = 1'-0"

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

These plans are conditionally approved 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 including Electrical or Plumbing

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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
DATE:	03/10/17
REV No.	DATE
004	04/16/18

01.01.17

SHEET No.
 SP.01

These plans are conditionally approved 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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 Electrical Review - Alina Mahmood 04-18-2018
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1125 7th St NE - STONY CREEK HOMES
 UL FIRE RATED ASSEMBLIES
 22x34 Plotted at 1/4"=1'-0" - 11x17 Plotted at 1/8"=1'-0"

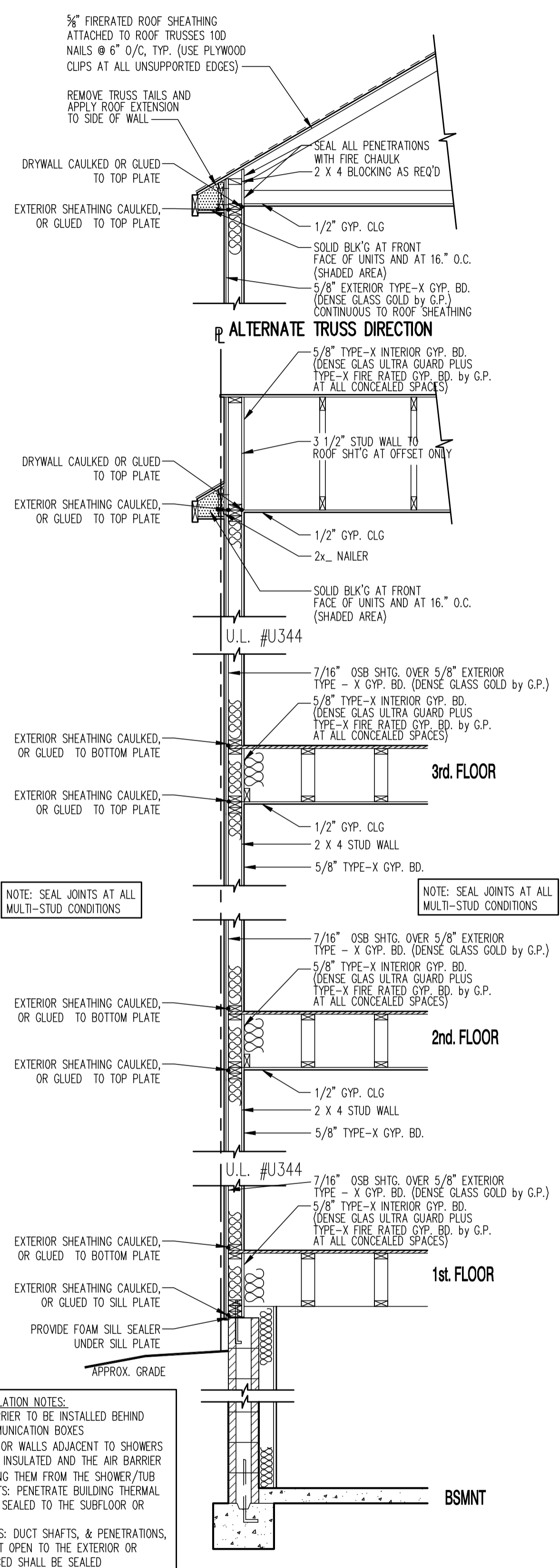
DISTRICT OF COLUMBIA
 ARCHITECT
 REGISTERED
 3-7-17

DRAWN BY:
 MCR
 DATE: 03/10/17
 REV No. DATE
 004 04/16/17

01.01.17

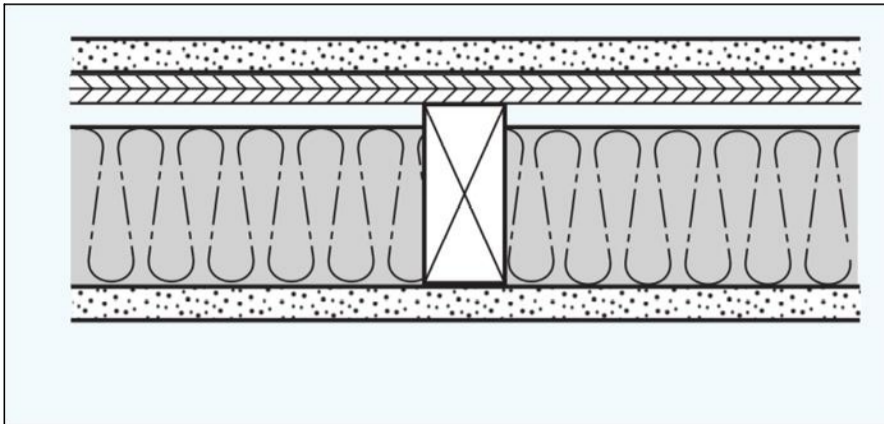
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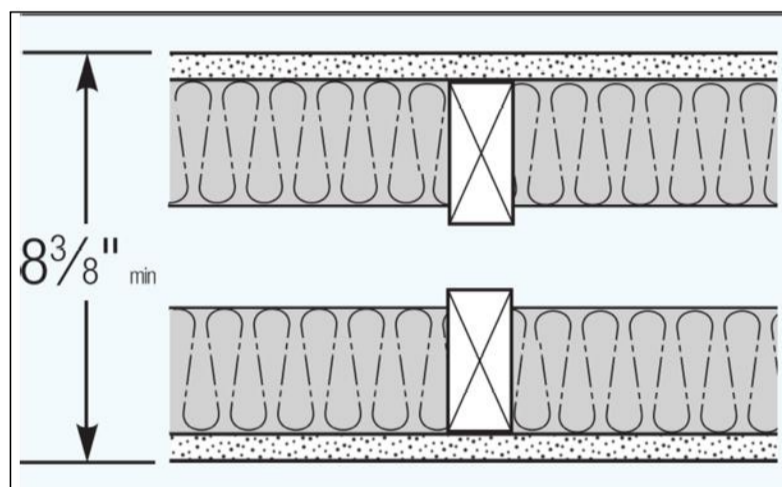
AIR BARRIER & INSULATION NOTES:
 ELECTRICAL: AIR BARRIER TO BE INSTALLED BEHIND ELECTRICAL OR COMMUNICATION BOXES
 SHOWER/TUB: EXTERIOR WALLS ADJACENT TO SHOWERS AND TUBS SHALL BE INSULATED AND THE AIR BARRIER INSTALLED SEPARATING THEM FROM THE SHOWER/TUB
 HVAC REGISTER BOOTS: PENETRATE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO THE SUBFLOOR OR DRYWALL
 SHAFT, PENETRATIONS: DUCT SHAFTS, & PENETRATIONS, & FLUE SHAFTS THAT OPEN TO THE EXTERIOR OR UNCONDITIONED SPACED SHALL BE SEALED

A UL U344 (1-HOUR ASSEMBLY)
 SCALE: 1/2" = 1'-0"



- 5/8" SHEETROCK FIRECODE Core gypsum panels
 - 2x4 wood studs 24" o.c.
 - joints finished
 - optional insulation
 - optional plywood or OSB for shear purposes
- UL Des U344**

A UL U344 EXTERIOR WALL ASSEMBLY(1-HOUR ASSEMBLY)



- 5/8" SHEETROCK FIRECODE Core gypsum panels
 - 2x4 woods studs 24" OC on separate plate, no minimum spacing between rows
 - joints finished
 - 3 1/2" glass fiber insulation
- UL Des U341**

B WALL UNIT SEPARATION UL-U341 (1-HOUR ASSEMBLY)
 STC = 54

TABLE R402.4.1.1 AIR BARRIER AND INSULATION INSTALLATION

COMPONENT	AIR BARRIER CRITERIA*	INSULATION INSTALLATION CRITERIA
General Requirements	A continuous air barrier shall be installed in the building envelope. Exterior thermal envelope shall contain 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.
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 stair 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	Junctions of the foundation and sill plate shall be sealed. Junctions of the top plate and top of exterior walls shall be sealed. Knee walls shall be sealed.	Corners and headers shall be insulated. 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.	
Rim joints	Rim joints shall include the air barrier.	Rim joints shall be insulated.
Floors (including above garage and cantilevered floors)	The air barrier shall be installed at any exposed edge of insulation.	Insulation shall be installed to maintain permanent contact with underside of subfloor decking.
Crawl space walls	Exposed earth in unvented crawl spaces shall be covered with a Class I vapor retarder with overlapping joints taped.	Where provided in lieu 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.	
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.	
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		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.	
HVAC register boots	HVAC register boots that penetrate building thermal envelope shall be sealed to the subfloor or drywall.	
Fireplace	An air barrier shall be installed on fireplace walls. Fireplaces shall have gasketed doors.	

a. In addition, inspection of log walls shall be in accordance with the provisions of ICC-400.

GENERAL REQUIREMENTS:

1. WORK PERFORMED SHALL COMPLY WITH THE FOLLOWING:
 - A. THESE GENERAL NOTES UNLESS OTHERWISE NOTED ON PLANS OR PRODUCT SPECIFICATIONS.
 - B. ALL APPLICABLE LOCAL AND STATE CODES, ORDINANCES AND REGULATIONS.
 - C. IN AREAS WHERE THE DRAWINGS DO NOT ADDRESS METHODOLOGY, THE CONTRACTOR SHALL BE BOUND TO PERFORM IN STRICT COMPLIANCE WITH MANUFACTURER'S SPECIFICATIONS AND/OR RECOMMENDATIONS.
2. THE GENERAL NOTES AND TYPICAL DETAILS APPLY THROUGHOUT THE JOB UNLESS OTHERWISE NOTED OR SHOWN.
3. DISCREPANCIES: THE CONTRACTOR SHALL COMPARE AND COORDINATE ALL DRAWINGS; WHEN IN THE OPINION OF THE CONTRACTOR, A DISCREPANCY EXISTS HE SHALL PROMPTLY REPORT IT TO THE ARCHITECT FOR PROPER ADJUSTMENT BEFORE PROCEEDING WITH THE WORK.
4. OMISSIONS: IN THE EVENT CERTAIN FEATURES OF THE CONSTRUCTION ARE NOT FULLY SHOWN ON THE DRAWINGS, THEIR CONSTRUCTION SHALL BE OF THE SAME CHARACTER AS FOR SIMILAR CONDITIONS THAT ARE SHOWN OR NOTED.
5. ALL WORK IS TO BE PERFORMED IN A PROFESSIONAL MANNER AND IN ACCORDANCE WITH STANDARD PRACTICE AND CONSISTENT WITH MANUFACTURER'S AND SUPPLIER'S RECOMMENDED INSTALLATION PROCEDURES.
6. DIMENSIONS SHALL BE READ OR CALCULATED AND NEVER SCALED. ALL DIMENSIONS ARE TO THE ROUGH UNLESS NOTED OTHERWISE. ALL DRAWINGS ARE AT 1" = 4'-0" (1/4" = 1'-0") UNLESS NOTED OTHERWISE.
7. ALL INTERIOR AND EXTERIOR DOORS TO BE 6'-8" IN HEIGHT, UNLESS NOTED OTHERWISE.

WALL & CEILING FINISHES:

1. WALL & CEILING FINISHES SHALL HAVE A FLAME-SPREAD CLASSIFICATION OF NOT GREATER THAN 200 AND SMOKE-DEVELOPED INDEX TO BE NOT GREATER THAN 450.

THERMAL & SOUND INSULATIONS:

1. THERMAL AND SOUND INSULATING MATERIAL THAT IS NOT CONCEALED (AS IN UNFINISHED BASEMENT) SHALL NOT EXCEED FLAME-SPREAD INDEX OF 25 AND SMOKE-DEVELOPED INDEX OF 450.
2. WHEN SUCH MATERIALS ARE INSTALLED IN CONCEALED SPACES, THE FLAME-SPREAD AND SMOKE-DEVELOPED LIMITATIONS DO NOT APPLY TO THE FACINGS, PROVIDED THAT THE FACING IS INSTALLED IN SUBSTANTIAL CONTACT WITH THE UNEXPOSED SURFACE OF THE CEILING, FLOOR OR WALL FINISH.
3. ALL EXPOSED INSULATION MATERIALS INSTALLED ON ATTIC FLOORS SHALL HAVE A CRITICAL RADIANT FLUX NOT LESS THAN 0.12 WATT PER SQUARE CENTIMETER.

GYPSUM BOARD INSTALLATION:

ALL GYPSUM BOARD MATERIALS AND ACCESSORIES SHALL CONFORM TO ASTM C36, C79, C475, C514, C630, C960, C1002, C1047, C1177, C1178, C1278 AND C1395. ADHESIVES FOR THE INSTALLATION OF GYPSUM BOARD SHALL CONFORM TO ASTM C557.

- CEILING:** - GYPSUM BOARDS SHALL BE FASTENED WITH SCREWS AT 16" O.C. ON FRAMING MEMBERS LOCATED AT EVERY 24" O.C. WITH ADHESIVE.
- WALL:** - GYPSUM BOARD SHALL BE FASTENED WITH SCREWS AT 24" O.C. ON FRAMING MEMBERS LOCATED AT MAXIMUM SPACING OF 16" O.C. WITH ADHESIVE.
- FASTENERS:** - SCREWS SHALL BE TYPE "S" OR "W" PER ASTM C 1002 AND SHALL BE SUFFICIENTLY LONG TO PENETRATE WOOD FRAMING NOT LESS THAN 5/8" AND METAL FRAMING NOT LESS THAN 3/8".

SAFETY GLAZING:

1. ALL GLAZING IN THE DOORS, SIDELITES, SLIDING GLASS DOORS AND ALL OTHER HAZARDOUS LOCATIONS SHALL BE OF SAFETY GLAZING QUALITY THAT MEETS CPSC 16 CFR, PART 1201 STANDARD.
2. FOR GLAZING IN WINDOWS 24" OR LESS OFF THE FLOOR AND IS MORE THAN 72" ABOVE THE EXTERIOR GRADE OR SURFACE, SHALL HAVE PROTECTIVE DEVICES APPLIED TO LIMIT THE OPENING(S) OF THE WINDOW TO LESS THAN 4", ONLY IF REQUIRED BY LOCAL CODE.

FIRE BLOCKING:

1. PROVIDE FIREBLOCKING AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES AND WIRES AT CEILING AND FLOOR LEVEL, WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION. THIS INCLUDES ANY PENETRATIONS THRU THE WALL BETWEEN THE HOUSE AND GARAGE.
2. PROVIDE FIREBLOCKING AT ALL CEILING AND FLOOR LEVELS IN BALLOON FRAME WALLS AT INTERVALS NOT EXCEEDING 10'.

IMPORTANT!
 REFERENCE DETAILED UL ASSEMBLY INFORMATION AND REQUIREMENTS FOR PENETRATIONS UL.02 THRU UL.03