

Exhibit D

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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 - Bitton Debessac 04-18-2018 Energy Review - Ashley Delgado - C 04-18-2018 DDOT Review - Shaun Baskerville - C 04-18-2018

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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.)
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 AS INDICATED AND DRAINAGE SHALL TERMINATE AT A SUITABLE SUMP OR DAYLIGHT CONDITION AS REQUIRED PER CODE.
5. DO NOT CUT DRILL OR NOTCH FOUNDATION WALLS WITHOUT APPROVED DETAILS FROM THE ENGINEER OF RECORD.
6. FOUNDATION CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SLOPE CUTS AND SOIL STABILIZATION IN ACCORDANCE WITH COUNTY REQUIREMENTS

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.
2. ALL MULTI-PLY MEMBERS SHALL BE ATTACHED WITH 3-ROWS OF 16D NAILS AT 12" O/C (NAILED FROM BOTH SIDES OF BEAM ASSEMBLY FULL LENGTH)(ADD FILLER BETWEEN DOUBLE 1- JOISTS PER MANUF. SPECS.)
3. ALL HEADERS SHALL BE HEM FIR #2 & ALL STUDS SPF #2 U.N.O.
4. ALL LUMBER EXPOSED TO ELEMENTS OR IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED (ACQ) SYP #2 OR EQUIVALENT TREATMENT APPROVED FOR GROUND CONTACT
5. USE ONLY APPROVED NON-CORROSIVE FASTENERS AND HARDWARE FOR ALL ATTACHMENTS IN PRESSURE TREATED LUMBER.
6. FOLLOW ALL MANUFACTURERS RECOMMENDATIONS FOR INSTALLED HARDWARE (FILL ALL NAIL HOLES IN STRAPS AND HANGERS)
7. PROVIDE CRUSH BLOCKS UNDER ALL POSTS ABOVE (OF EQUAL WIDTH AND MATERIAL AS POST)
8. ALL INTERIOR 2X BEARING WALLS @ 16" O.C. (U.N.O.)
9. ALL EXTERIOR 2X4 WALLS @ 16" O.C. (U.N.O.)
ALL EXTERIOR 2X6 WALLS @ 24" O.C. (U.N.O.)

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
2. ALL VALUES SHOWN HAVE BEEN REDUCED TO REFLECT A S.G. = 0.43 FOR STUD FRAMING
3. ALL HARDWARE SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS
4. REFERENCE ATTACHED DETAILS FOR PORTAL WALL FRAMING
5. FIELD NAILING SHALL BE AT 12" O/C, U.N.O.
6. BLOCK ALL EDGES AT BRACED WALL PANELS ONLY

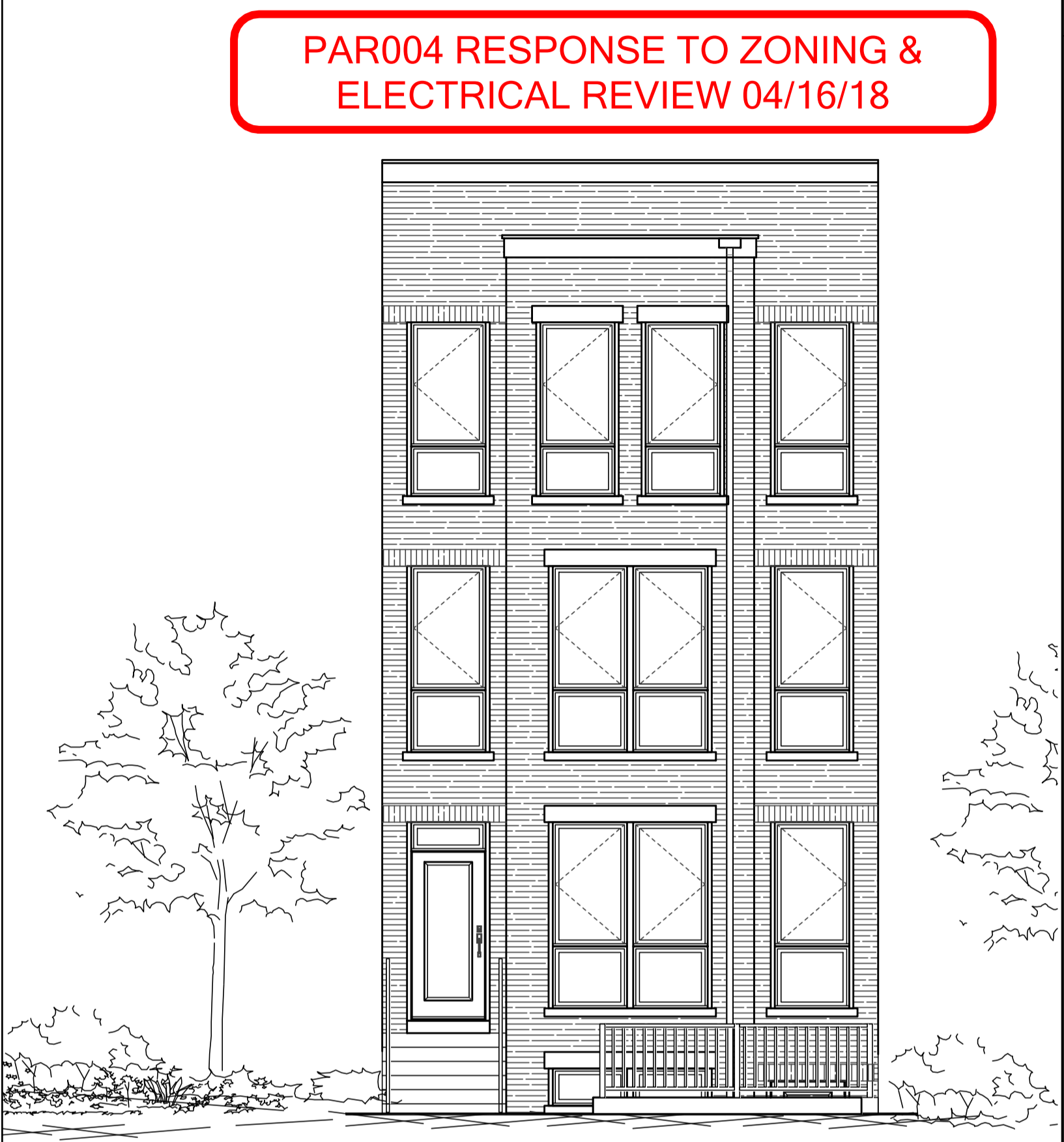
HANGER SCHEDULE

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



PAR004 RESPONSE TO ZONING & ELECTRICAL REVIEW 04/16/18

BUILDING CODE SUMMARY

Form containing project details, building codes (2012 ICC, 2011 NEC, etc.), fire protection requirements table, and site data.

REVISION LOG

Table with columns: Revision Date, Description, Revision Date. Includes entries for 03/30/17, 04/04/17, and 04/16/18.

ABBREVIATIONS

Table of abbreviations for construction terms, including A.B., A.F.F., ADJ., etc.

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STRUCTURAL CERTIFICATION

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

DRAWING INDEX

Table listing drawing titles and sheets, including CS.01 GENERAL NOTES, UL.01 FIRE RATED ASSEMBLIES, etc.

STRUCTURAL DESIGN DATA

Table containing structural design data: BUILDING LOADS, SOIL BEARING PRESSURE, EQUIVALENT FLUID PRESSURE, FLOOR LOADS, WIND LOADS, etc.

BUILDING SQUARE FOOTAGE

Table showing finished square feet for Unit #1 and Unit #2 across different floors: UNIT #1 - CELLAR = 516 S.F., UNIT #1 - 1ST FLOOR = 677 S.F., etc.

BUILDING ADDRESS

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

1125 7th St NE - STONY CREEK HOMES GENERAL NOTES



Table with fields: DRAWN BY: MCR, DATE: 03/10/17, REV No.: 004, DATE: 04/16/18

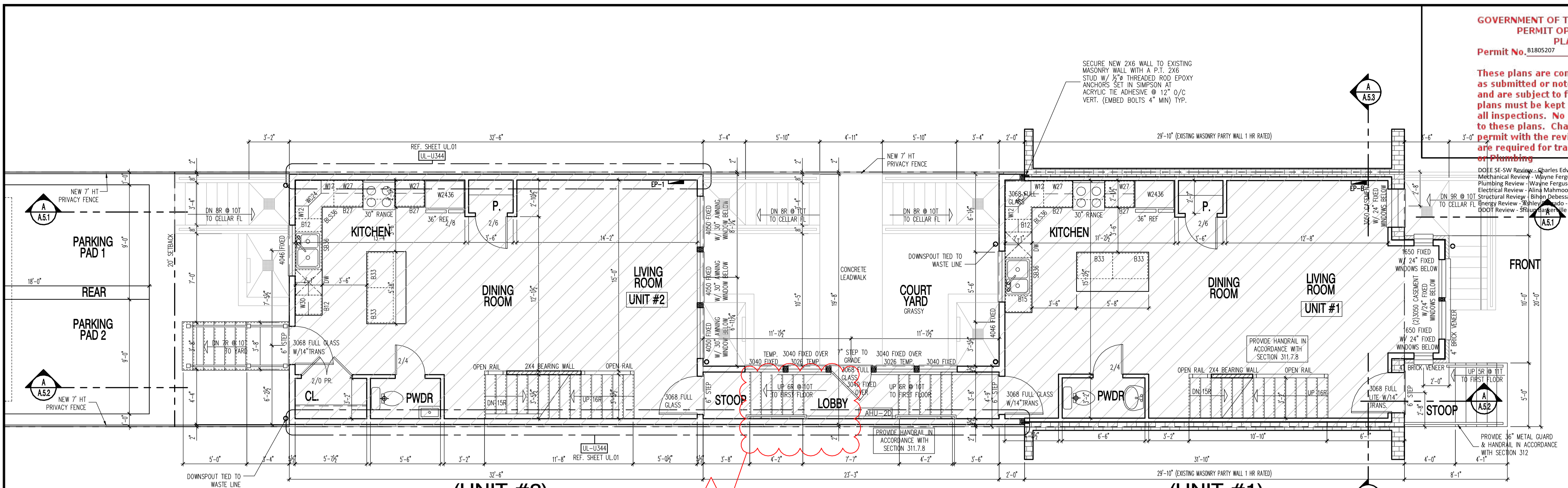
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SHEET No. CS.01

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DOE SE-SW Review - Charles Edwards
Mechanical Review - Wayne Ferguson
Plumbing Review - Wayne Ferguson
Electrical Review - Alina Mahmood
Structural Review - Bibin Debessai
Energy Review - Ashley Lado
DDOT Review - Shaun Baskerville

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(UNIT #2)

PROPOSED FIRST FLOOR PLAN

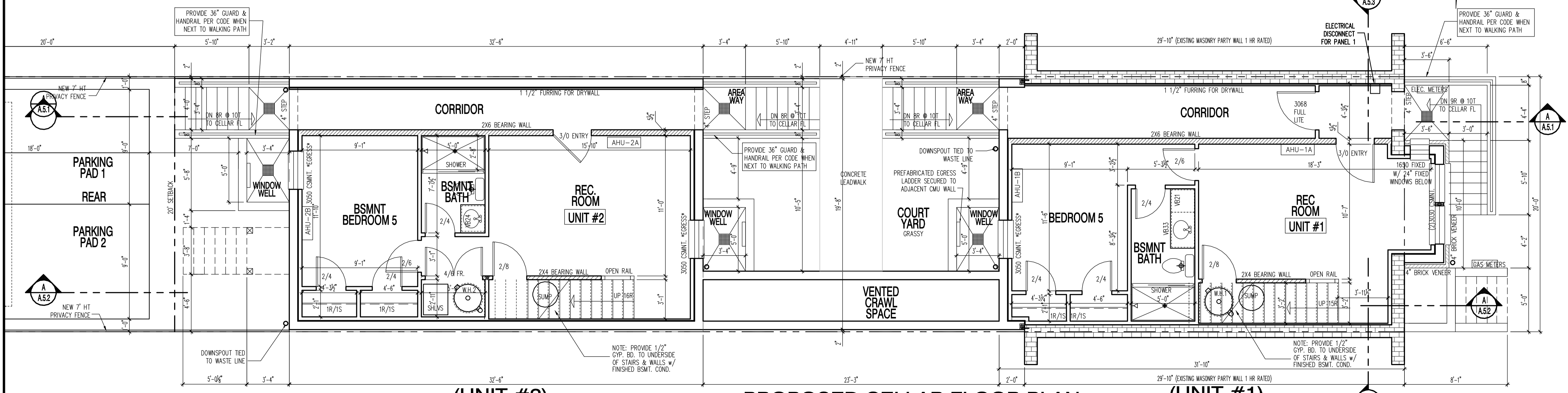
(UNIT #1)

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.

650 REAR UNIT FOOTPRINT + 110.43 MIDDLE BREEZEWAY + 636.66 FRONT UNIT FOOTPRINT



(UNIT #2)

PROPOSED CELLAR FLOOR PLAN

(UNIT #1)

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

FINISHED UNIT #1: 516 SQ.FT.
FINISHED UNIT #2: 515 SQ.FT.

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

1125 7th St NE - STONY CREEK HOMES

PROPOSED CELLAR & FIRST FLOOR PLAN



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A1.1

PLANS
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DOFF SE, SW Review - Charles Edwards
Mechanical Review - Wayne Ferguson
Plumbing Review - Wayne Ferguson
Electrical Review - Alina Mahmood
Structural Review - Bilal Bessai
Energy Review - Ashley Delgado
Downspout - Shaun Baskerville

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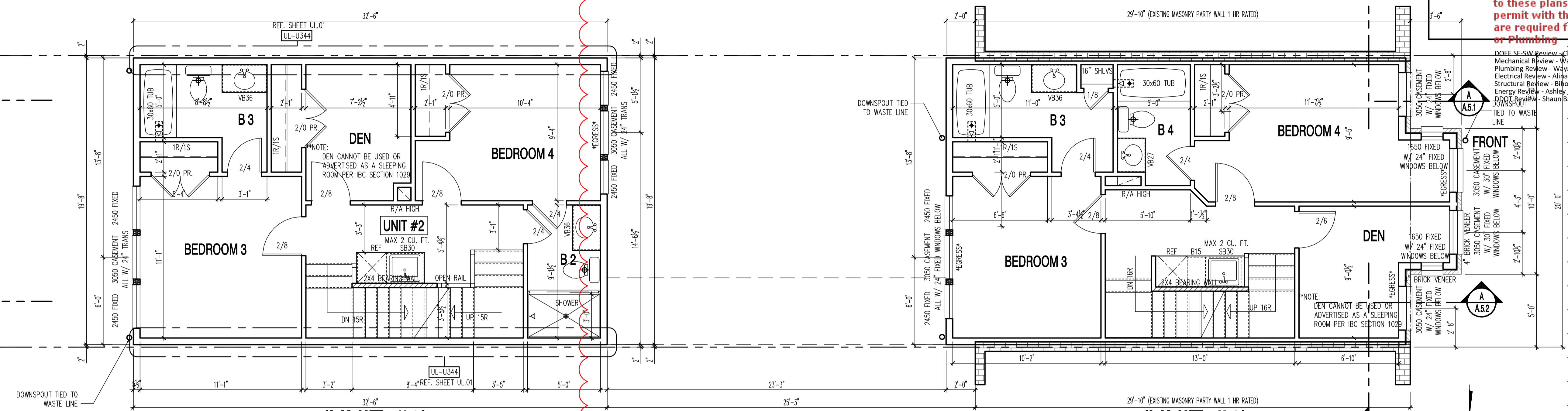
1125 7th St NE - STONY CREEK HOMES
PROPOSED SECOND & THIRD FLOOR PLAN
22x34 Plotted at 1/4"=1'-0" - 11x17 Plotted at 1/8"=1'-0"



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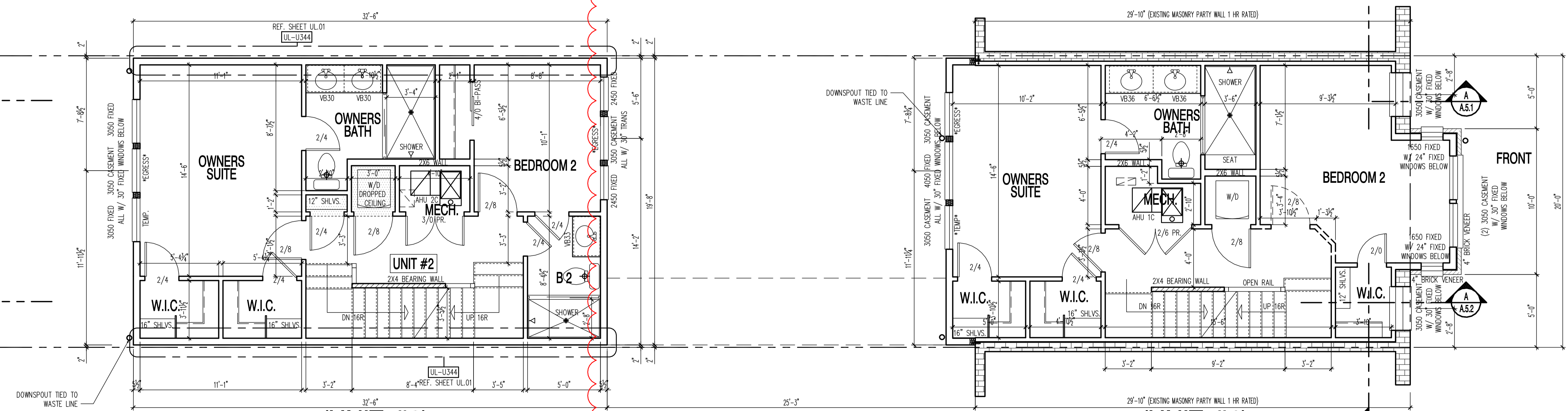
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PROPOSED THIRD FLOOR PLAN

SCALE: 1/4"=1'-0" FINISHED UNIT #1: 677 SQ.FT. FINISHED UNIT #2: 650 SQ.FT.



PROPOSED SECOND FLOOR PLAN

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Energy Review - Ashley Delgado - 04-18-2018
DDOT Review - Shaun Baskerville - 04-18-2018

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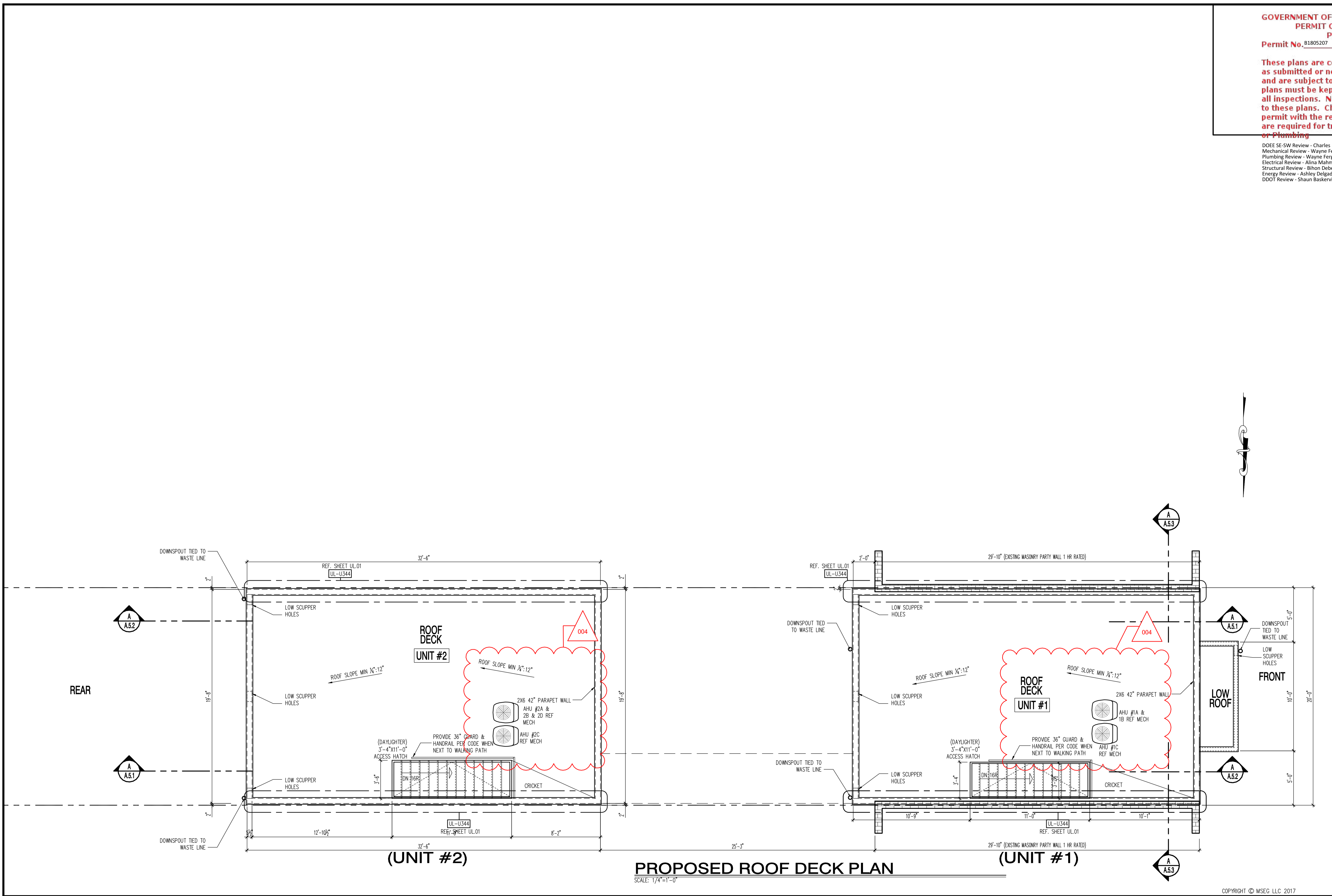
1125 7th St NE - STONY CREEK HOMES
PROPOSED ROOF PLAN



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A3.1

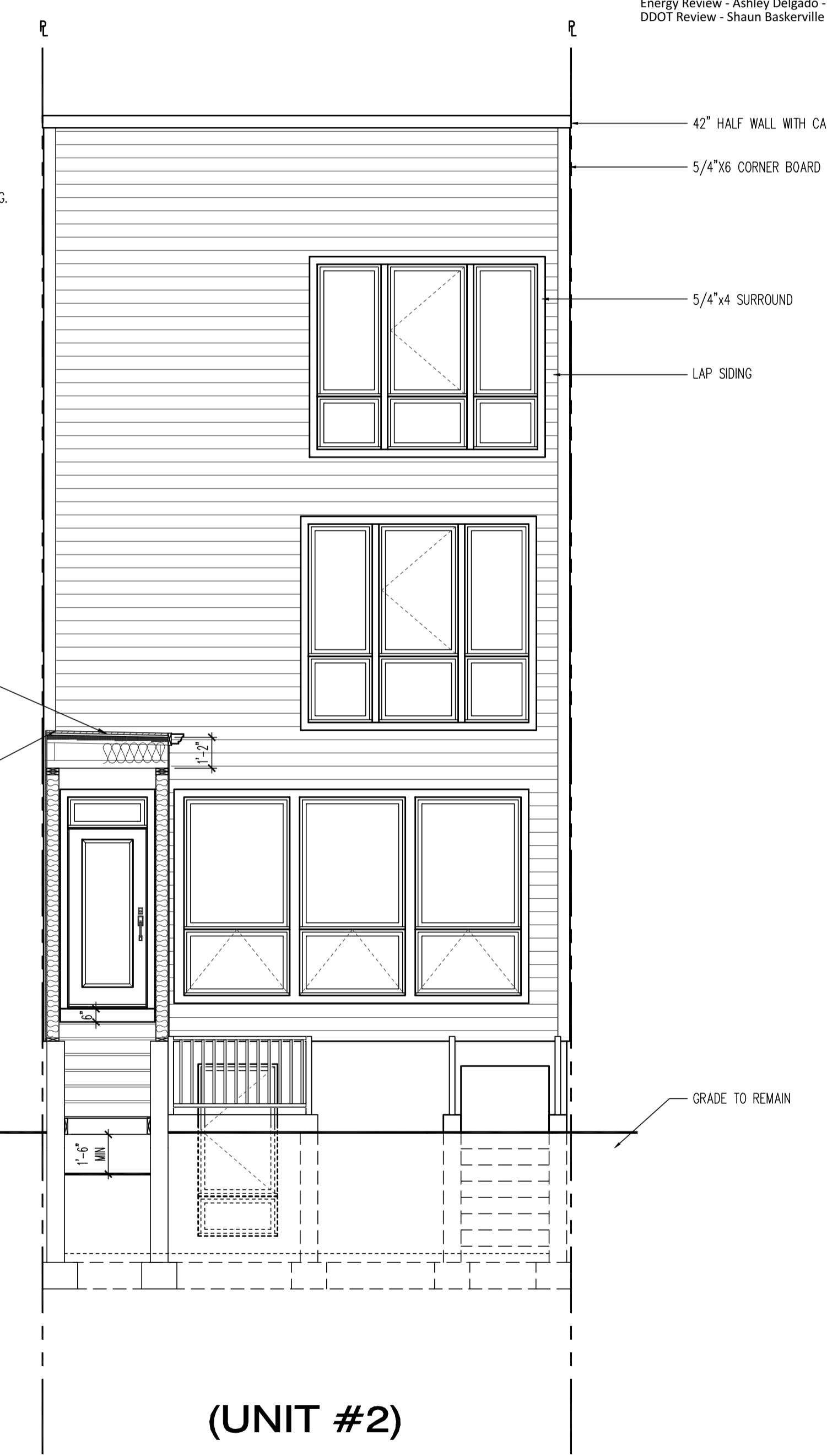
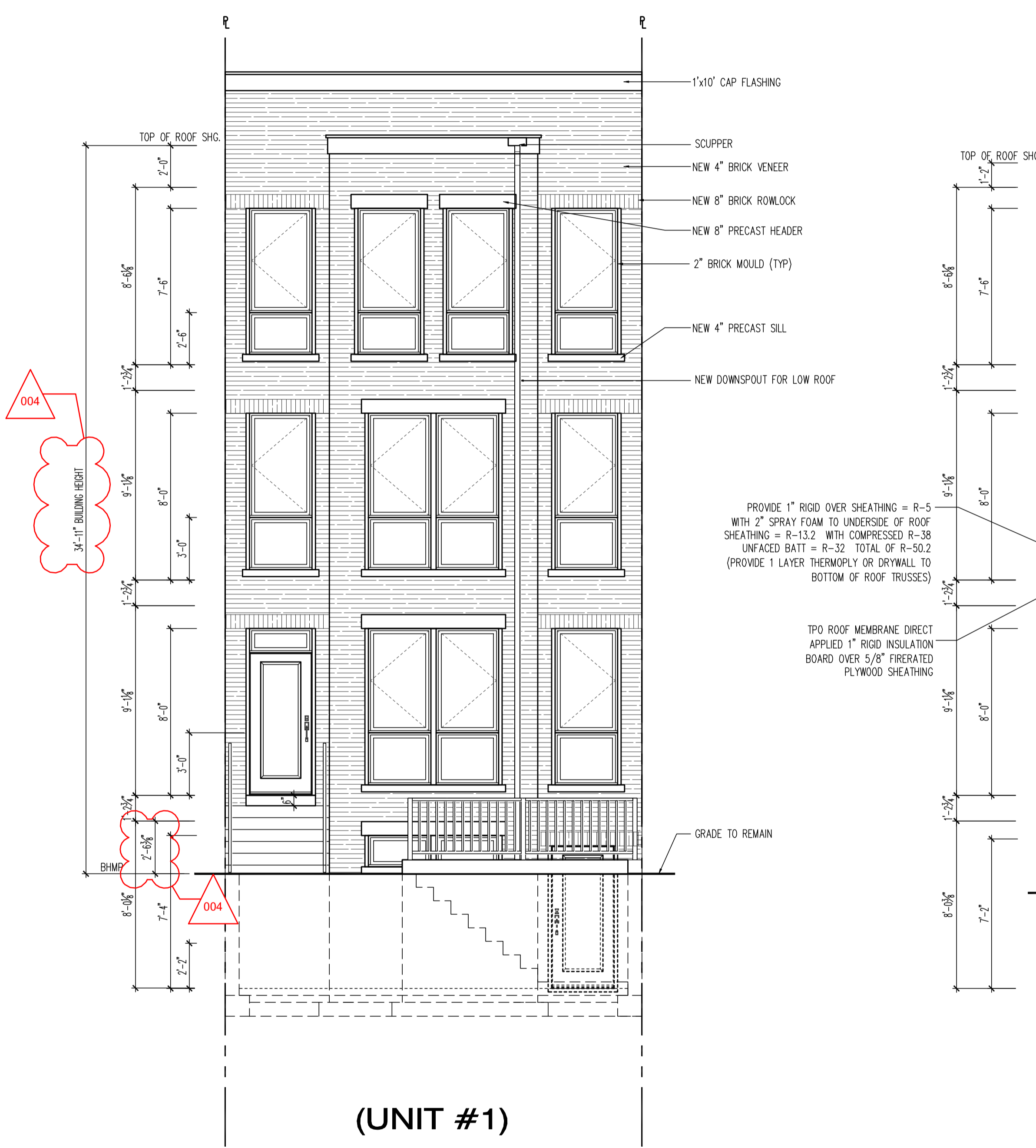


PROPOSED ROOF DECK PLAN
SCALE: 1/4"=1'-0"

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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"

1125 7th St NE - STONY CREEK HOMES
FRONT & REAR ELEVATIONS
22x34 Plotted at 1/4"=1'-0" - 11x17 Plotted at 1/8"=1'-0"



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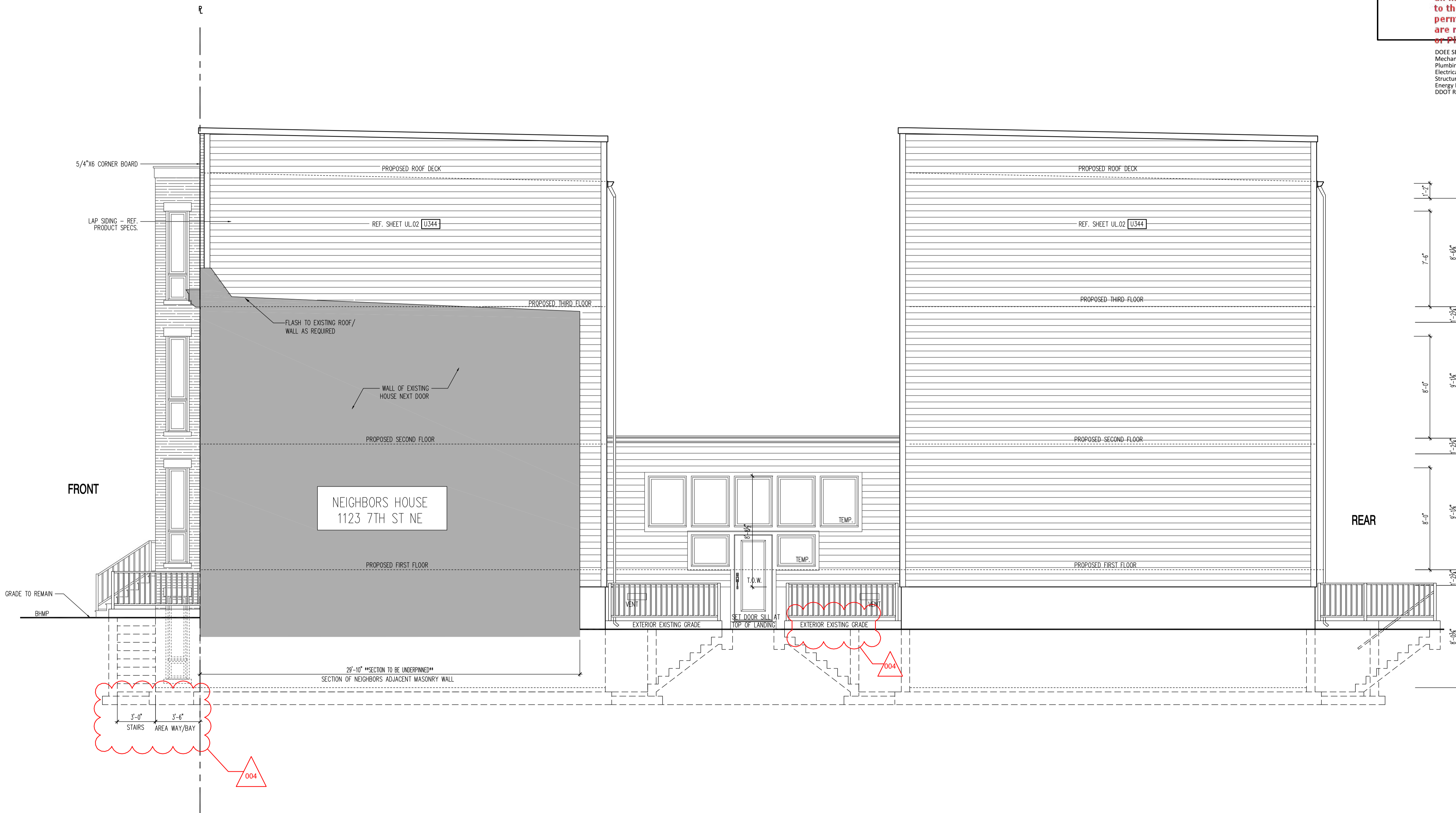
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A4.1

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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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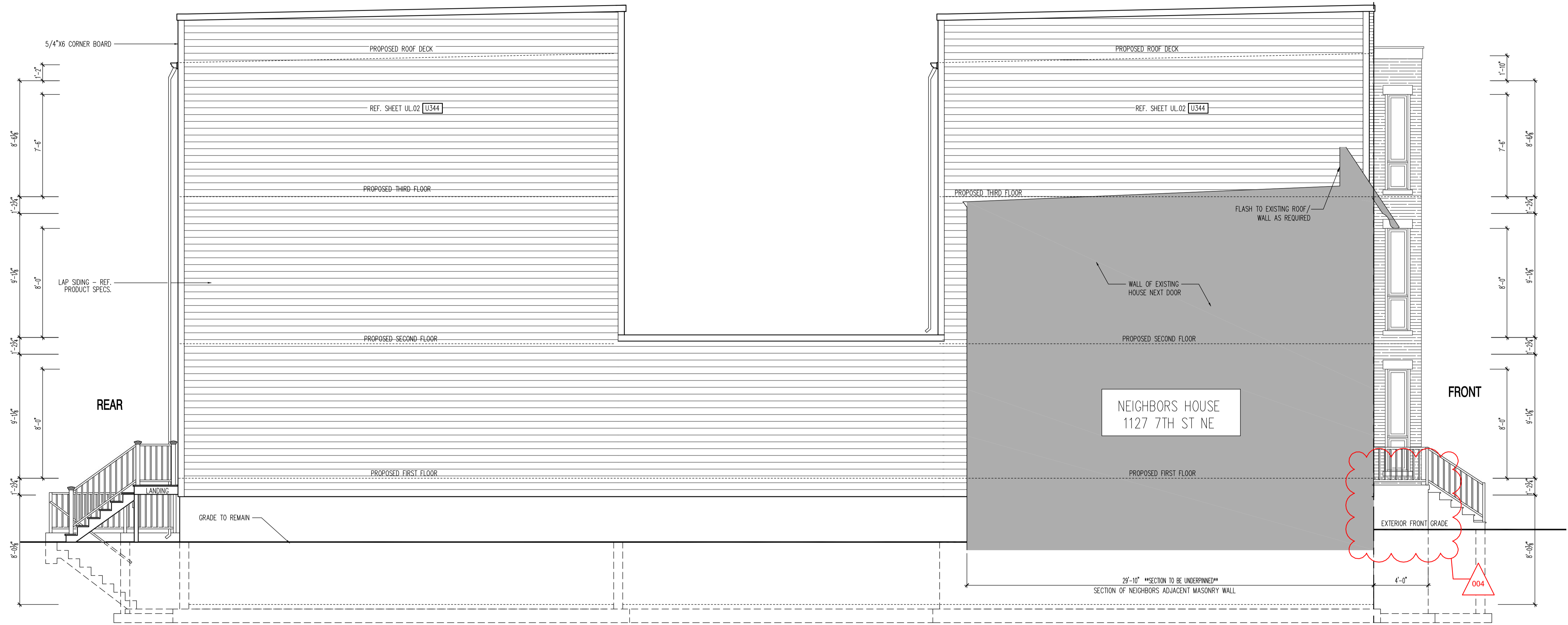
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A4.2

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DDOT Review - Shaun Baskerville - 04-18-2018

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LEFT 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
LEFT SIDE ELEVATION



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A43

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DDOT Review - Shauri Baskerville - 04-18-2017

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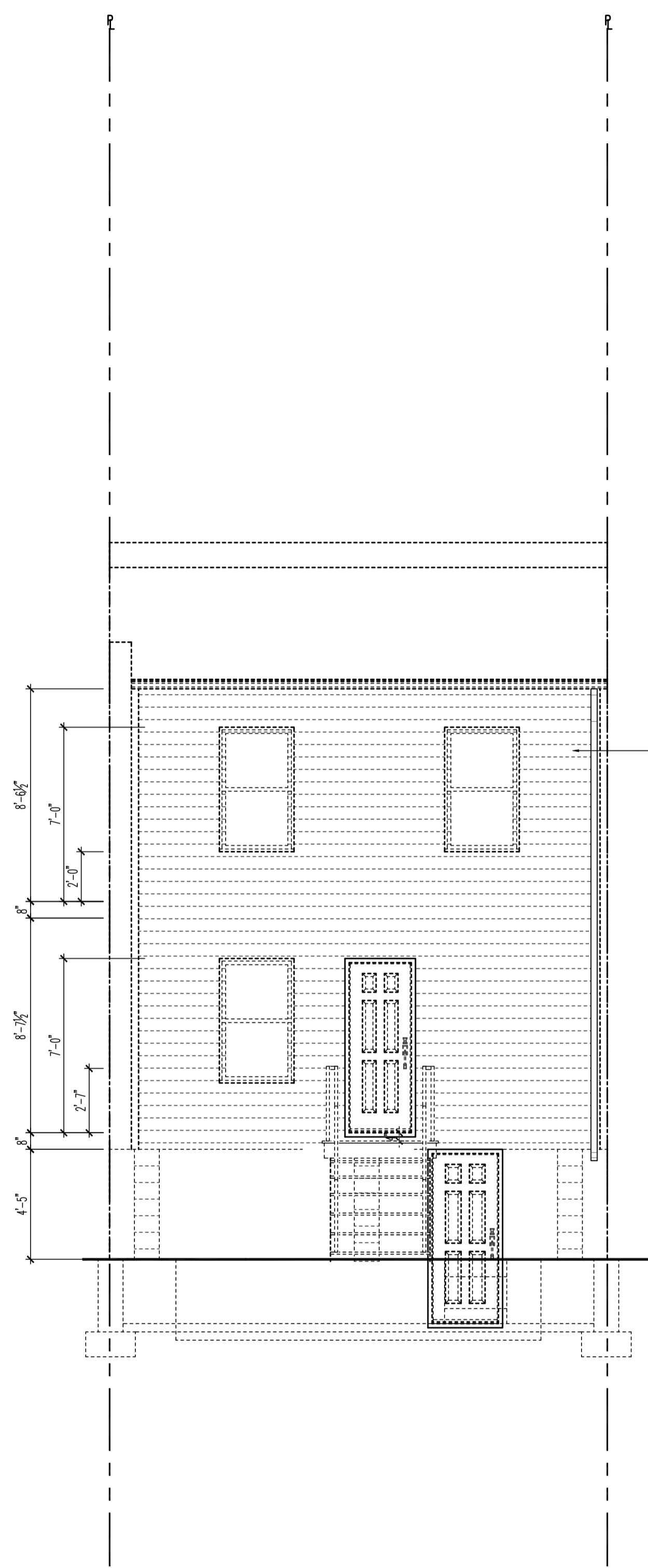
1125 7th St NE - STONY CREEK HOMES
REAR ELEVATIONS
22x34 Plotted at 1/4"=1'-0" - 11x17 Plotted at 1/8"=1'-0"



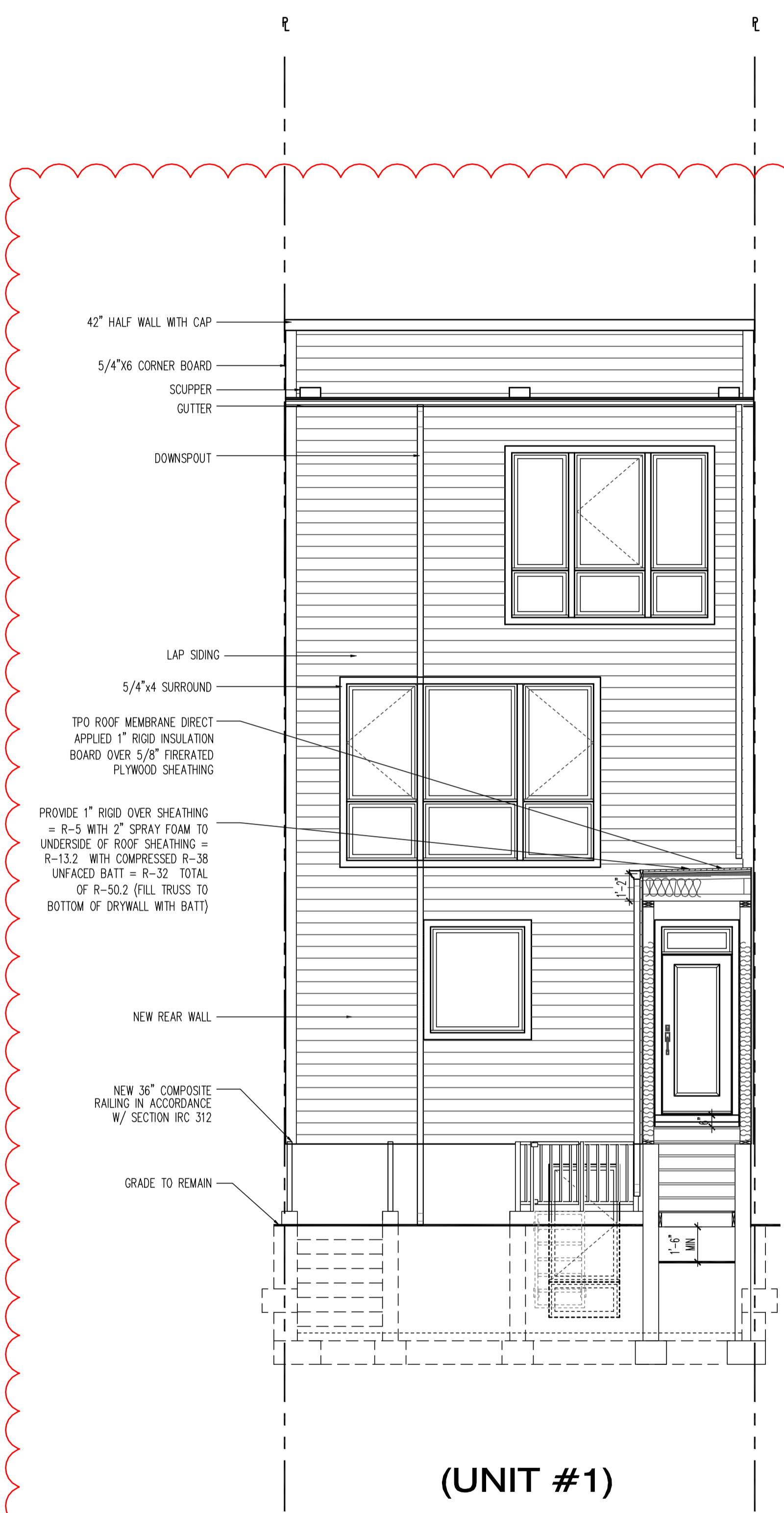
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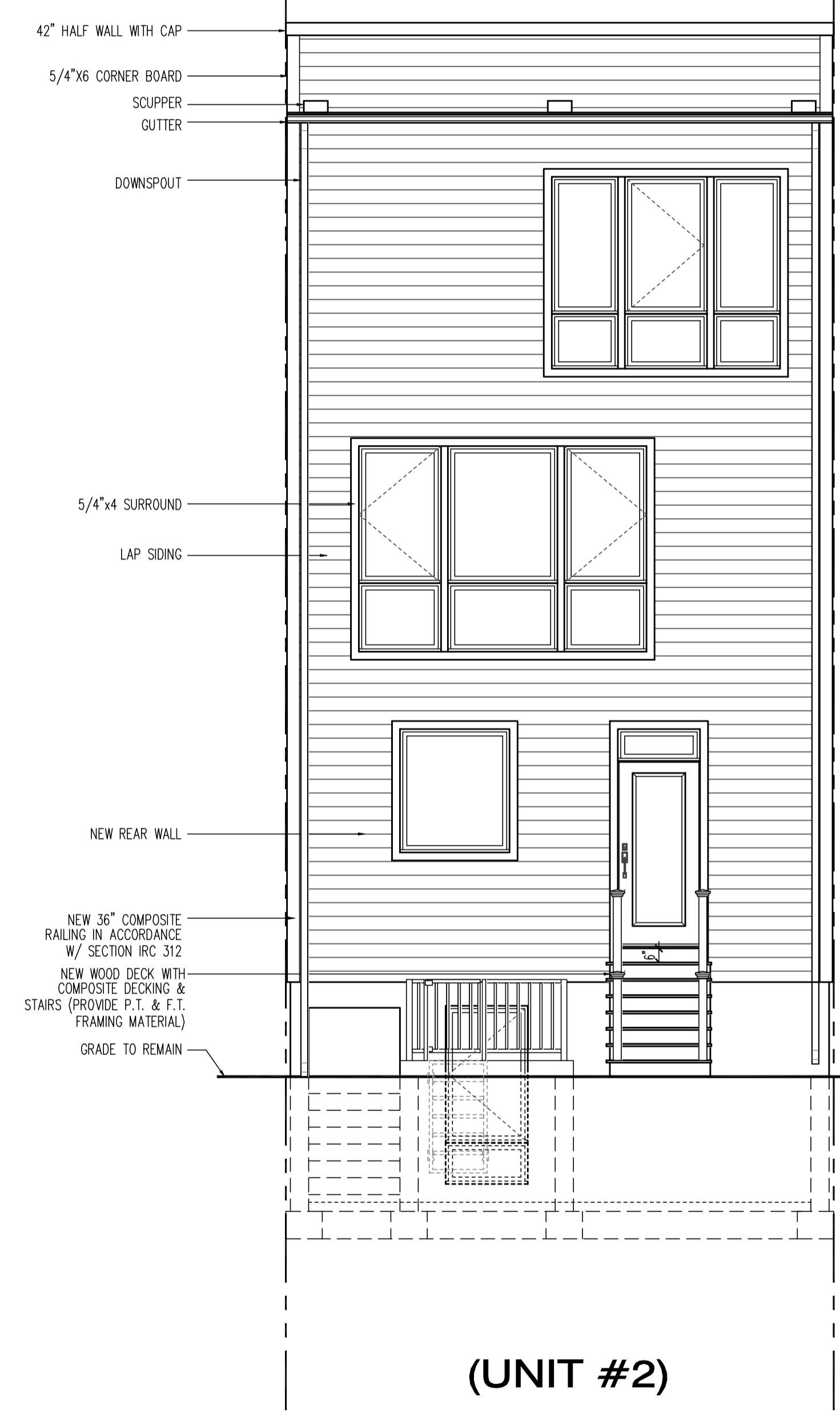
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EXISTING REAR ELEVATION
SCALE: 1/4"=1'-0"



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



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

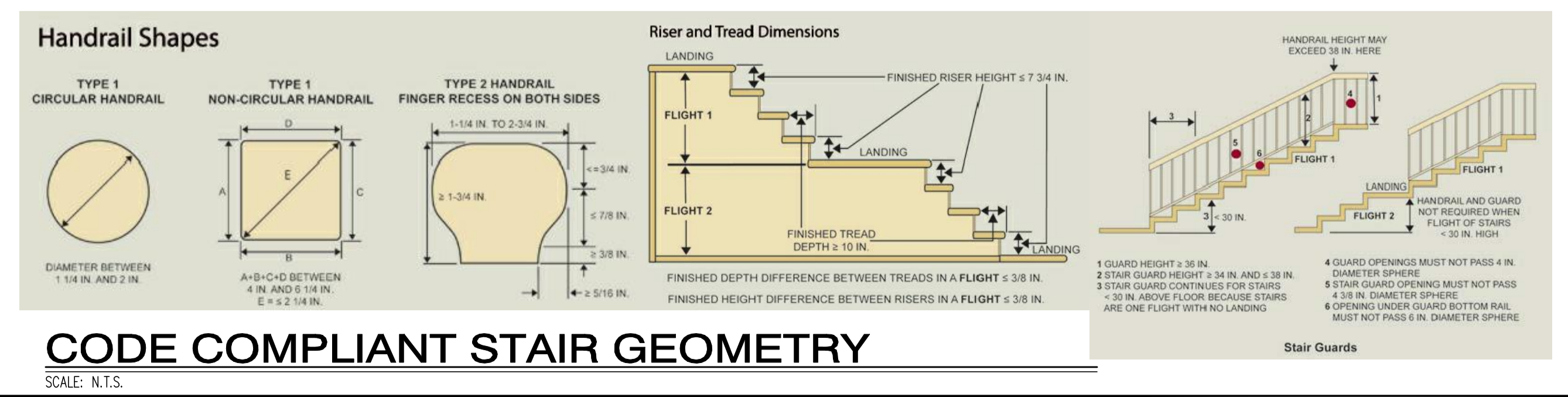
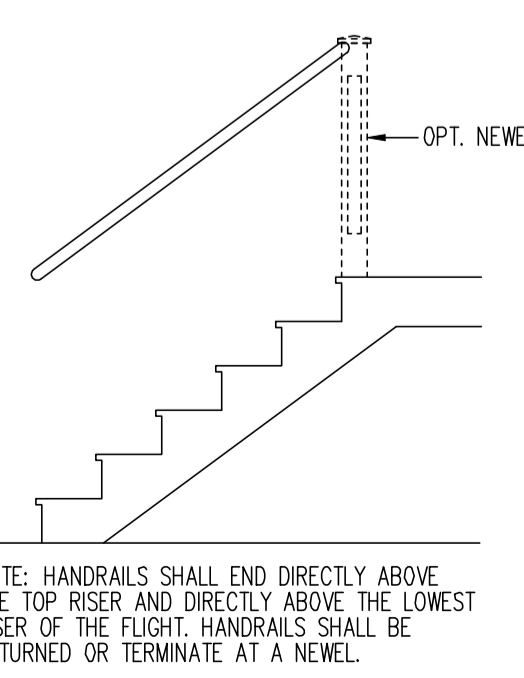
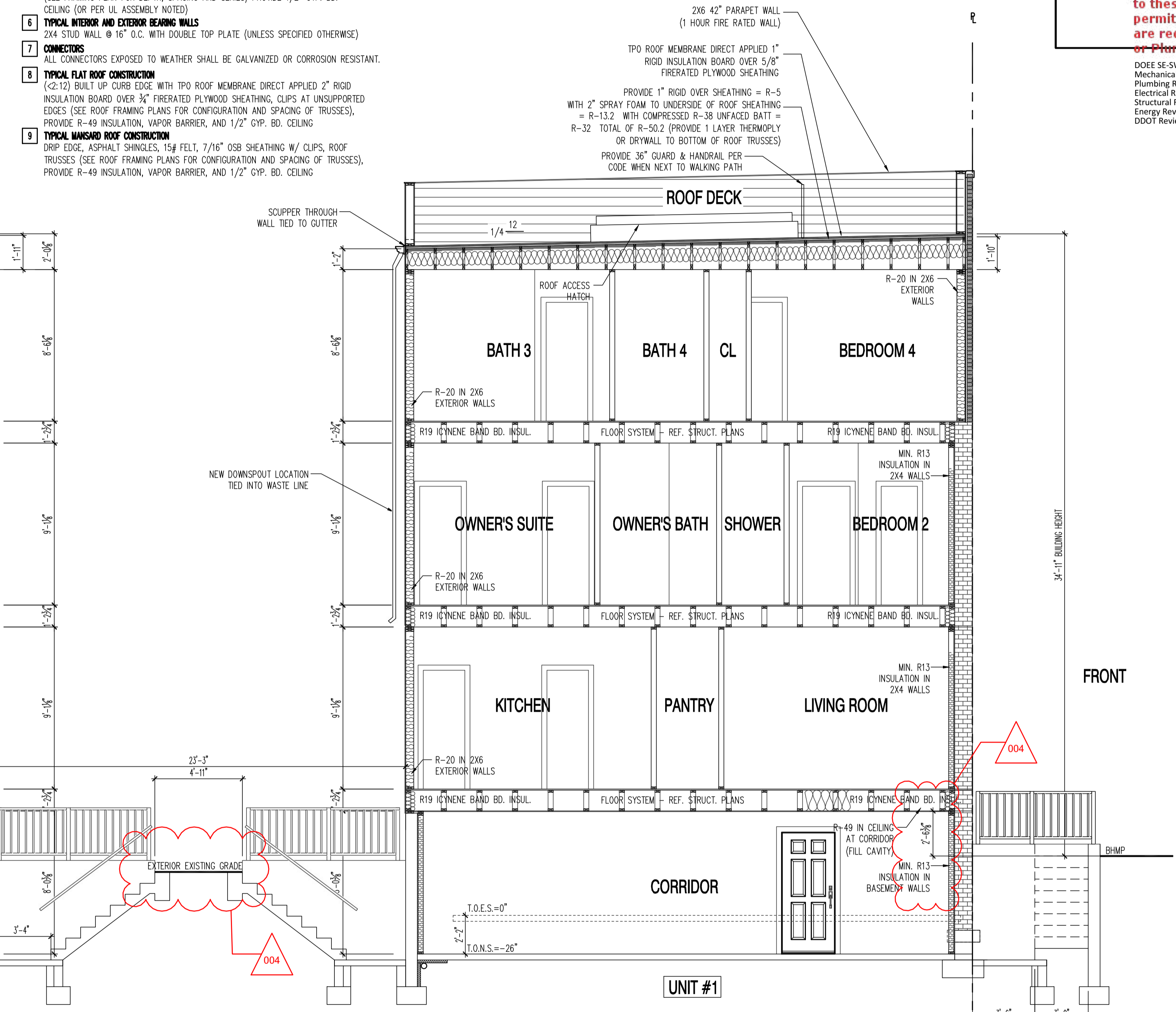
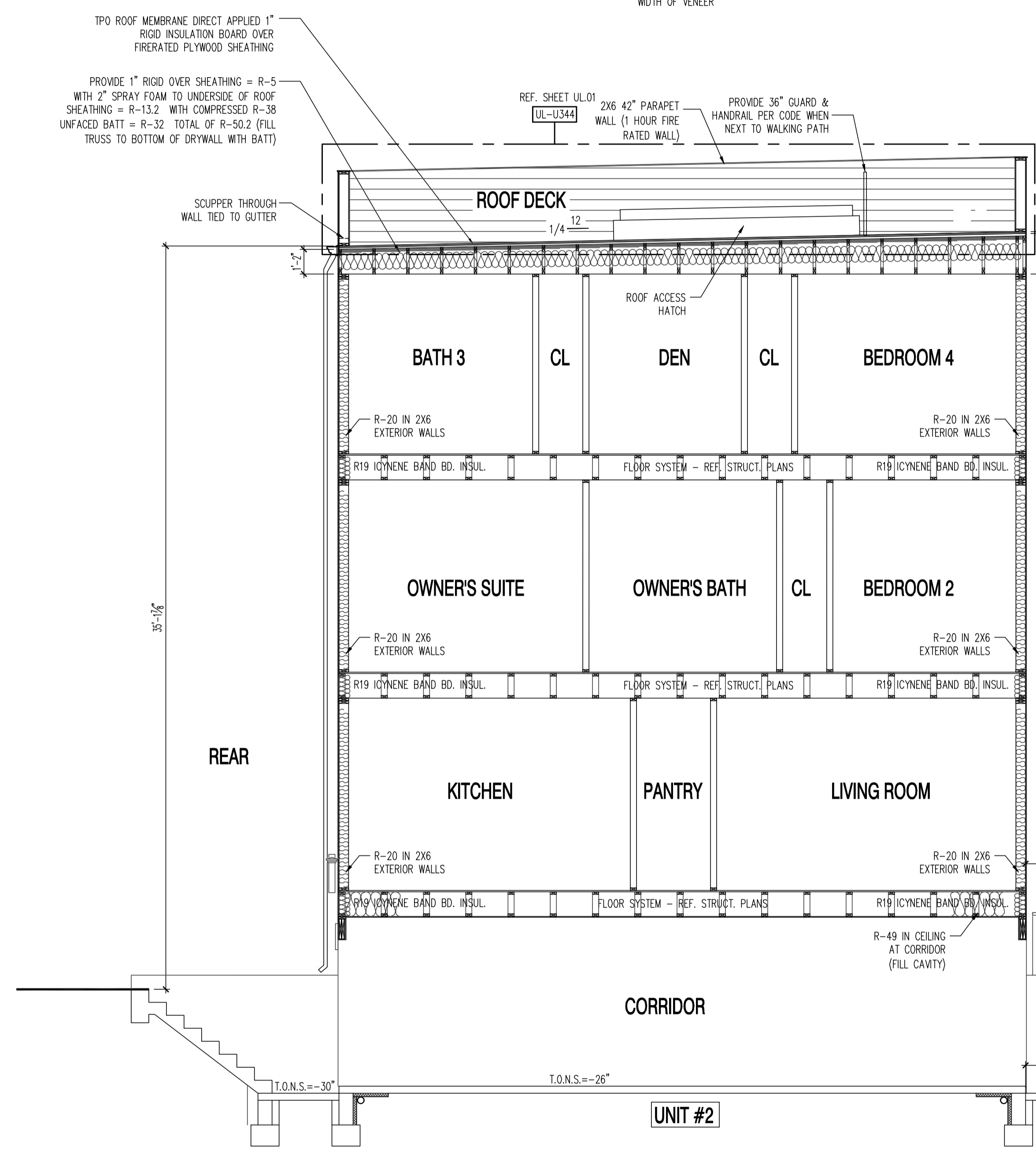
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 DDOE Review - Shaun Baskerville 04-18-2017

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TYPICAL CONSTRUCTION

- 1 **TYPICAL FOUNDATION WALL CONSTRUCTION**
POURED IN PLACE CONCRETE FOUNDATION WALL ON SPREAD FOOTINGS
REF. FOUNDATION PLAN FOR SIZE AND REINFORCING.
- 2 **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
- 3 **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
- 4 **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)
- 5 **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)
- 6 **TYPICAL INTERIOR AND EXTERIOR BEARING WALLS**
2X4 STUD WALL @ 16" O.C. WITH DOUBLE TOP PLATE (UNLESS SPECIFIED OTHERWISE)
- 7 **CONNECTORS**
ALL CONNECTORS EXPOSED TO WEATHER SHALL BE GALVANIZED OR CORROSION RESISTANT.
- 8 **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
- 9 **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



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

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



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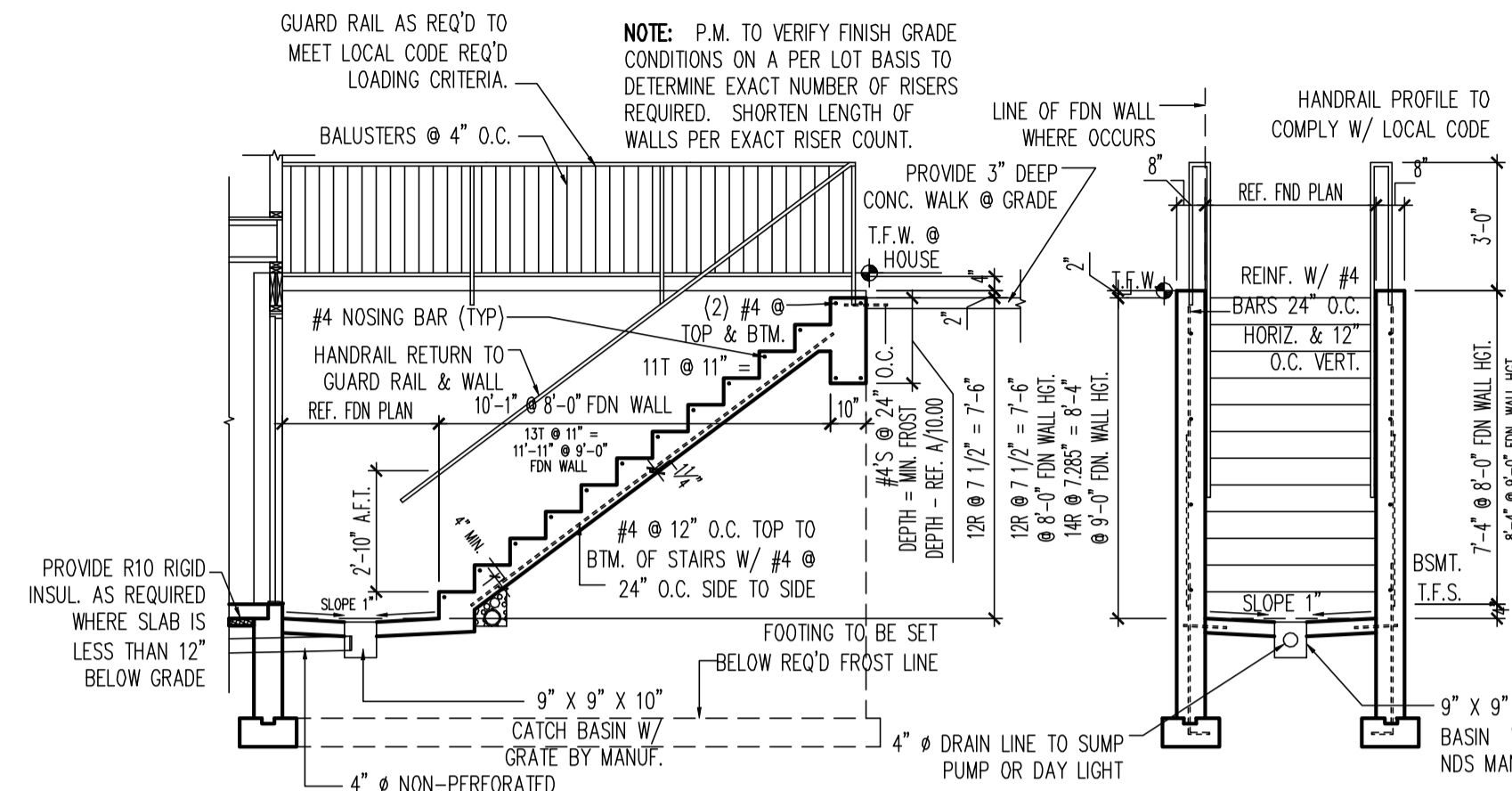
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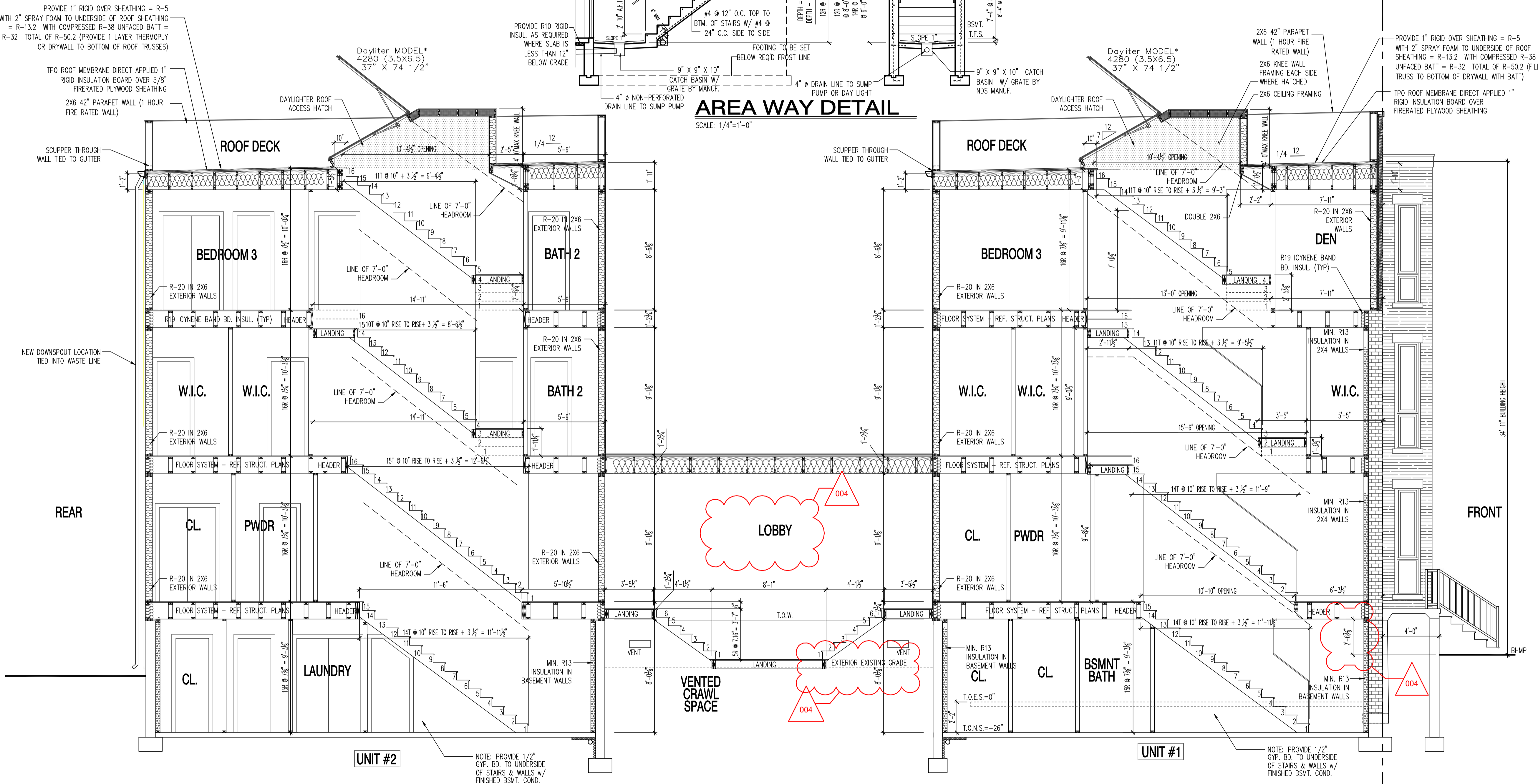
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AREA WAY DETAIL
 SCALE: 1/4"=1'-0"



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

1125 7th St NE - STONY CREEK HOMES
 BUILDING SECTION



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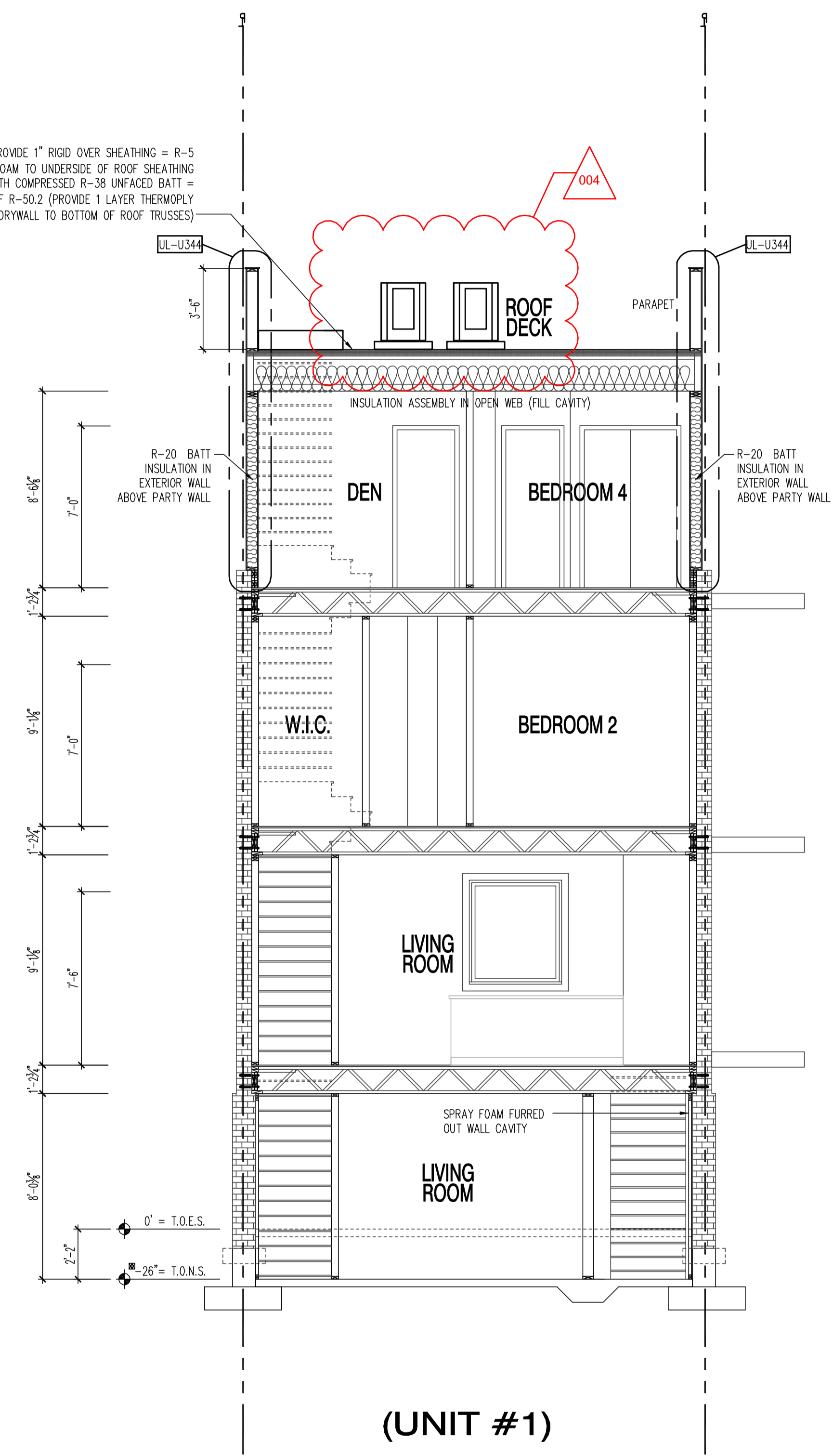
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Structural Review - Bibon Debesai - 04-18-2018
Energy Review - Ashley Delgado - 04-18-2018
DDOT Review - Shaun Baskerville - 04-18-2018

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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)



A 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**



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

01.01.17

SHEET No.
A53