



5122 CATHEDRAL AVE. NW

SINGLE FAMILY HOME

PERMIT SUBMISSION	DATE
NO. DESCRIPTION	

2024-0510



ELECTRICAL COVERSHEET

E000

Board of Zoning Adjustment
District of Columbia
CASE NO.20944
EXHIBIT NO.57A2

ELECTRICAL SPECIFICATIONS

5.01 GENERAL

A. IT IS THE INTENT OF THESE DRAWINGS AND OTHER RELATED DOCUMENTS TO PRODUCE A COMPLETE AND FUNCTIONING ELECTRICAL SYSTEM. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DESIGN, MATERIAL, TEST AND OTHER SERVICES AS MAY BE NECESSARY TO ACHIEVE THIS PRODUCT. THE CONTRACTOR SHALL ACKNOWLEDGE ACCEPTANCE OF THE PLANS AS AN AGREEMENT TO FOLLOW THE REQUIREMENTS OF THE DRAWINGS. CLAIMS BASED ON DISCREPANCIES ON THE PLANS WILL NOT BE CONSIDERED.

B. COORDINATE WITH ALL TRADES TO AVOID INTERFERENCE AMONG MECHANICAL ELECTRICAL AND PLUMBING SYSTEMS. PROVIDE ALL APPROPRIATE OFFSETS AND FITTINGS IN CIRCUITRY AND OTHER ITEMS REQUIRED TO INSTALL THE WORK WITHOUT INTERFERENCES.

C. ALL EQUIPMENT INSTALLED SHALL BE NEW AND SHALL COMPLY IN ALL RESPECTS WITH THE STANDARDS OF THE MANUFACTURER, THE ARCHITECT AND UNDERWRITERS LABORATORIES, INC., UNLESS INDICATED OTHERWISE.

D. SHOP DRAWINGS ARE TO BE SUBMITTED AND APPROVED BEFORE THE EQUIPMENT IS ORDERED. SUBMIT SIX (6) COPIES OF SHOP DRAWINGS TO THE ARCHITECT FOR APPROVAL.

F. THE ENTIRE ELECTRICAL INSTALLATION SHALL CONFORM TO THE LATEST EDITIONS OF THE NATIONAL ELECTRICAL CODE AND ALL OTHER RULES AND REGULATIONS OF THE LOCAL ELECTRICAL AND BUILDING CODES.

G. ALL ELECTRICAL EQUIPMENT SHALL BEAR THE UNDERWRITER'S LABORATORIES LABEL.

H. ALL FEEDER RACEDWAYS, ELECTRICAL PANELS AND ALL MAJOR PIECES OF EQUIPMENT SHALL BE CLEARLY LABELED WITH MINIMUM 1" HIGH LETTERS.

M. ALL WORKMANSHIP, MATERIALS AND EQUIPMENT SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR AFTER ACCEPTANCE OF AREA OF TENANT.

P. THE CONTRACTOR SHALL OBTAIN ALL PERMITS AND CERTIFICATES OF INSPECTION INCLUDING THE COST OF SAME IN HIS CONTRACT.

S. FINAL TESTING: AT THE TIME OF FINAL INSPECTION AND TESTS, ALL CONNECTIONS AT PANELBOARDS, DEVICES AND EQUIPMENT AND ALL SPICES MUST BE IN GOOD WORKING ORDER. ALL ITS' CONNECTED EQUIPMENT MUST TEST FREE OF SHORT CIRCUITS.

T. UPON COMPLETION OF THE WORK, CLEAN AND POLISH ALL EXPOSED SURFACES IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

5.02 JOB RESPONSIBILITIES

A. PROVIDE APPROPRIATE STORAGE FACILITIES FOR MATERIALS AND EQUIPMENT DURING THE PROGRESS OF THE WORK.

B. BE RESPONSIBLE FOR THE CONDITION OF ALL MATERIAL AND EQUIPMENT EMPLOYED IN THE ELECTRICAL INSTALLATION UNTIL FINAL ACCEPTANCE BY THE OWNER. PROTECT SAME FROM ANY CAUSE WHATSOEVER.

C. BE RESPONSIBLE FOR THE REPLACEMENT OF ALL DAMAGED OR DEFECTIVE MATERIALS AND EQUIPMENT WHICH ARE DETERMINED TO BE DELICATE EQUIPMENT UNTIL MAJOR CONSTRUCTION WORK IS COMPLETED.

D. OBSERVE AND CONFORM TO APPLICABLE SAFETY REGULATIONS, INCLUDING THOSE REQUIRED BY THE OWNER'S REPRESENTATIVE.

E. ERECT AND MAINTAIN SUITABLE BARRIERS, PROTECTIVE DEVICES, LIGHTS AND WARNING SIGNS FOR THE PROTECTION OF OCCUPANTS, TRANSIENTS AND WORKERS FROM DANGER DUE TO WORK PERFORMED BY THE ELECTRICAL CONTRACTOR.

F. MAKE GOOD ANY DAMAGE TO THE WORK CAUSED BY FLOODS, STORMS, ACCIDENTS, ACT OF GOD, ACTS OF NEGLIGENCE, STRIKES, VIOLENCE OR THEFT. PROVIDE FOR REPAIRS AS ACCEPTABLE BY THE OWNER.

G. BE RESPONSIBLE FOR ANY LOSS OR DAMAGE TO PERSONS OR PROPERTY RESULTING FROM NEGLECT OR ANY OTHER SABOUCES ON THE PART OF THE EMPLOYEES.

H. DO NOT LEAVE ANY ELECTRICAL WORK IN A HAZARDOUS CONDITION, EVEN TEMPORARILY.

I. ERECT, MAINTAIN AND FINALLY REMOVE ALL SCAFFOLDS, STAGING, FORMS, PLATEFORMS AND LADDERS PROVIDED FOR THE ELECTRICAL INSTALLATION.

J. DO NOT INSTALL WORK FOR WHICH AN EXTRA CHARGE IS TO BE MADE WITHOUT WRITTEN APPROVAL FROM THE OWNER'S REPRESENTATIVE AND THE OWNER'S WRITTEN REQUEST FOR EXTRAS WORK. STATE THE NATURE OF THE WORK, BY WHOM REQUESTED, AND THE PRICE TO BE CHARGED.

5.03 PRODUCTS

1. WIRING METHODS:

- EXPOSED AND CONCEALED CIRCUITS (WHETHER CONDUIT AND WIRE OR CABLE) SHALL BE TIED TO CEILING SLAB (AS HIGH AS POSSIBLE TO MAXIMIZE HEADROOM) IN A NEAT, WORKMANLIKE MANNER. ALL RUNS SHALL BE PARALLEL, OR PERPENDICULAR TO BUILDING WALLS.
- ALL CIRCUIT RUNS INDICATED ARE DIAGRAMMATIC. THE CONTRACTOR SHALL DETERMINE THE MOST SUITABLE ROUTES.
- OUTLET SPACES SHALL BE A MINIMUM OF 4" SQUARE WITH THE APPROPRIATE PLASTER RING OR TILE COVER.
- FINAL CONNECTION TO ALL MOTORS OR VIBRATING EQUIPMENT SHALL BE WITH FLEXIBLE CONDUIT.
- WIRE AND CABLE -

2. EXPOSED AND CONCEALED CIRCUITS (WHETHER CONDUIT AND WIRE OR CABLE) SHALL BE TIED TO CEILING SLAB (AS HIGH AS POSSIBLE TO MAXIMIZE HEADROOM) IN A NEAT, WORKMANLIKE MANNER. ALL RUNS SHALL BE PARALLEL, OR PERPENDICULAR TO BUILDING WALLS.

3. ALL CIRCUIT RUNS INDICATED ARE DIAGRAMMATIC. THE CONTRACTOR SHALL DETERMINE THE MOST SUITABLE ROUTES.

4. OUTLET SPACES SHALL BE A MINIMUM OF 4" SQUARE WITH THE APPROPRIATE PLASTER RING OR TILE COVER.

5. FINAL CONNECTION TO ALL MOTORS OR VIBRATING EQUIPMENT SHALL BE WITH FLEXIBLE CONDUIT.

WIRE AND CABLE -

6. ALL CONDUCTORS SHALL BE COPPER, MINIMUM #14 (EXCEPT CONTROL CIRCUITS). LIGHTING CIRCUITS PROVIDED BY NEC CONDUCTORS FOR SWITCHING LIGHTS SHALL NOT BE CONSIDERED CONTROL CONDUCTORS, WITH 600 VOLT TYPE "THHN - THWN" INSULATION. CONDUCTORS #10 AND LARGER SHALL BE STAINLESS STEEL.

7. ALL GROUND CIRCUIT HOMERUNS WHICH ARE OVER 100 LINEAR FEET SHALL BE #10 CONDUCTORS MINIMUM.

8. RUN MULTIPLE HOMERUNS TO ALTERNATELY NUMBERED PANELBOARD CIRCUITS (I.E. 1, 3, 5).

APARTMENTS NOTES

7. ALL RECEPTACLES, LIGHTING FIXTURES, MOTORS, ETC. SHALL BE GROUNDED PER NEC. (ALL RECEPTACLE CIRCUITS SHALL CONTAIN A #12 INSULATED GROUND CONDUCTOR).

8. THE CONTRACTOR'S RESPONSIBILITY TO BALANCE ALL PHASES IN THE LOAD CENTER, (BALANCE LOAD).

9. ALL OUTDOOR CONNECTIONS OUTSIDE SHALL BE DONE WITH FLEXIBLE SEALITE CONDUIT.

10. WIRING DEVICES, SWITCHES, RECEPTACLES AND TELEPHONE OUTLETS -

- THE LOCATION OF ALL WIRING DEVICES AND TELEPHONE/DATA OUTLETS SHALL BE VERIFIED BEFORE INSTALLATION WITH THE ARCHITECT. THE ARCHITECT MAY, AT HIS OPTION, RELOCATE ANY DEVICE 5 FEET AT NO CHARGE TO THE OWNER.
- ALL OUTLET DEVICES ARE SHOWN TOGETHER ON THE PLANS. A MULTI-GANG BOX AND PLATE SHALL BE USED. DEVICES OF DIFFERENT VOLTAGES SHALL BE SEPARATED BY PERMANENTLY INSTALLED BOX PARTITIONS.
- ALL OUTLETS SHOWN ON A WALL BACK TO BACK SHALL BE OFFSET A MINIMUM OF 6" HORIZONTALLY.
- WALL MOUNTED WIRING DEVICES SHALL BE WHITE IN COLOR EQUAL TO THE FOLLOWING:
 - SINGLE POLE SWITCH: CREAM
 - TRIPOD: LEMON
 - 5. DEVICE PLATES AS DIRECTED BY THE ARCHITECT.
- COORDINATE LIGHT SWITCHES SHOWN ON DRAWINGS WITH DOOR SWINGS. LOCATE LIGHT SWITCH ON LOCK SIDE OF DOOR.
- STARTERS AND DISCONNECTS -

1. PROVIDE SAFETY SWITCHES WHERE INDICATED AND AS REQUIRED BY CODE WITH RATINGS AS REQUIRED BY THE SYSTEM VOLTAGE, PHASE AND LOAD SOURCE.

2. PROVE NON-FUSED SAFETY SWITCHES UNLESS SPECIFICALLY NOTED. FUSED AND NEMA 1 ENCLOSURES UNLESS NOTED OTHERWISE. PROVIDE NEMA 3R ENCLOSURES FOR ALL EXTERIOR OR DAMP LOCATIONS AND NEMA 4 ENCLOSURES IN ALL WET LOCATIONS.

4. LOCATE DISCONNECT SWITCH FOR MECHANICAL EQUIPMENT TO PERMIT SERVICING OF EQUIPMENT. PROVIDE FUSES IF REQUIRED BY MANUFACTURER AND APPROVED BY THE ARCHITECT. CHECK MOTORS FOR PROPER ROTATION. CONNECT CONDUCTORS AS REQUIRED BY MANUFACTURER.

5. LIGHTING FIXTURES -

- ALL NEW LIGHTING FIXTURES SHALL BE INSTALLED COMPLETE WITH LAMPS, SEE PLANS FOR SPECIFIC REQUIREMENTS. ALL TRACK AND ACCENT LAMPS TO BE INSTALLED AT END OF JOBS.
- PROVIDE FINISHING FRAMES FOR ALL RECESSED LIGHTING FIXTURES. TYPE TO BE DETERMINED BY THE ARCHITECT. COORDINATE ALL FIXTURE TYPES WITH CEILING SYSTEM BEFORE ORDERING FIXTURES. PROVIDE ALL MOUNTING ATTACHMENTS FOR A COMPLETE INSTALLATION.
- PROVIDE AN OPERABLE LIGHTING SYSTEM, WHICH SHALL INCLUDE IN PART, FLUORESCENT LIGHTING FIXTURES, BALLASTS, LAMPS, LENSES, SUPPORTS, CANOPES, FRAMES, HARDWARE AND ANS. OTHER NECESSARY ACCESSORIES. PROVIDE ALL HARDWARE AND ACCESSORIES AS SHOWN.
- PROVIDE ALL NECESSARY ACCESSORY FITTINGS, HANGERS, CLAMPS, BRACKETS, YOKES, PLASTER FLANGES AND MISCELLANEOUS DEVICES AS REQUIRED FOR A COMPLETE INSTALLATION.
- PROVIDE CIRCUIT LISTS FOR EACH TYPE OF LIGHTING FIXTURE IN ACCORDANCE WITH THE MANUFACTURER'S LAMP REQUIREMENTS AND RECOMMENDATIONS, UNLESS INDICATED OTHERWISE.
- FLUORESCENT LIGHTING BALLASTS SHALL BE ELECTRIC HIGH FREQUENCY BALLASTS. PROVIDE THE MANUFACTURER'S LAMP, CIRCUIT AND FREQUENCY OF SYSTEM VOLTAGE AND FREQUENCY WITH THE TEST SOUND LEVEL RATING AVAILABLE FOR THE TYPE REQUIRED.
- ALL LIGHTING FIXTURES AND LAMP COLOR TEMPERATURE SHALL BE AS SELECTED BY THE ARCHITECT.

5.04 EXECUTION -

- PROVE ALL WORK, EQUIPMENT, AND MATERIALS INDICATED.
- INSTALL FLOORING DEVICES TO FASTEN ELECTRICAL COMPONENTS SECURED AND PERMANENTLY IN CONFORMANCE WITH NEC REQUIREMENTS AND ANY ADDITIONAL LOCAL CODES.
- ELECTRICAL IDENTIFICATION:

 - PROVIDE COLOR CODING FOR FEEDERS AND BRANCH CIRCUIT CONDUCTORS AS FOLLOWS:
 - PHASE A - RED
 - PHASE B - BLUE
 - NEUTRAL - WHITE
 - GND - GREEN
 - APPLY CIRCUIT IDENTIFICATION DESIGNATION LABELS OF ENGRAVED PLASTIC LAMINATE FOR DISCONNECT SWITCHES, BREAKERS, PUSHBUTTONS, PILOT LIGHTS, AND SIMILAR ITEMS FOR POWER DISTRIBUTION AND CONTROL COMPONENTS
 - GROUNDING:

 - GROUND ELECTRICAL SYSTEMS AND EQUIPMENT IN ACCORDANCE WITH N.E.C. EXCEPT WHERE GROUNDING IN EXCESS OF NEC REQUIREMENTS IS INDICATED.
 - ALL GROUND CIRCUITS SHALL CONTAIN AN INSULATED GROUNDING CONDUCTOR. THIS SHALL APPLY WHETHER INDICATED ON THE DRAWINGS OR NOT.

 - LIGHTING:

 - COORDINATE LOCATION OF LIGHTING FIXTURES WITH MECHANICAL EQUIPMENT AND ARCHITECTURAL CEILING PLAN.

ELECTRICAL SYMBOLS

□ RECESSED LIGHT FIXTURE

○ SINGLE POLE TOGGLE SWITCH, 125V, 20AMP+48" A.F.F.

△ THREE WAY SWITCH 125V, 20AMP, +48" A.F.F.

□ LOW VOLTAGE SWITCH

□ PHOTOCELL

○ CEILING MOUNTED OCCUPANCY SENSOR WITH LOW VOLTAGE WALL MOUNTED SWITCH

□ DUPLEX RECEPTACLE, 125V, 20 AMP +18" A.F.F.

□ DUPLEX RECEPTACLE, 125V, 20 AMP +44" A.F.F.

□ DUPLEX RECEPTACLE W/ BUILT-IN GROUND FAULT PROTECTOR, 125V, 20 AMP +44" A.F.F.

□ W/ GROUND FAULT PROTECTOR AND NP. COVER +20 AMP 125V, +24" U.O.N.

□ SINGLE RECEPTACLE, 120/240V, 30AMP +18" A.F.F.

□ SINGLE RECEPTACLE, 120/240V, 30AMP +18" A.F.F.

□ FLUSH WALL MOUNTED DATA/TELEPHONE COMBINATION OUTLET, 120V, 20AMP, 48" CABLE UP TO THE UNIT HUB

□ TV OUTLET MOUNT +18" A.F.F. U.O.N. PROVIDE RG-6 CABLE FROM EACH OUTLET TO THE UNIT HUB LOCATION.

○ JUNCTION BOX-SIZE AS REQUIRED.

□ DISCONNECT SWITCH (F55=VISIBLE; NFSS=NON-FUSIBLE).

□ MOTOR RATED SWITCH

□ MOTOR CONNECTION

□ EXHAUST FAN CONNECTION

□ UNIT HEATER CONNECTION

□ CONDUIT TURNING UP

□ TURNING DOWN

□ BOWTIE TO PANELBOARD, ARROWHEAD DENOTE NUMBER OF CIRCUITS. CROSS MARKS DENOTE NUMBER OF CONDUCTOR.

□ **RESIDENTIAL COMBINATION SMOKE DETECTOR/CARBON MONOXIDE DETECTOR, 120VOLT WITH BATTERY BACK-UP (**)

** ELEC. CONTRACTOR TO USE 15 AMP TOGGLE SWITCHES & RECEPTACLES ONLY IN APART. UNITS AND 20 AMP RECEPTACLES IN COMMON AREAS. SMOKE DETECTORS ARE HARDWIRED 120V WITH BATTERY BACK-UP, MORE THAN ONE SMOKE DETECTOR SHALL BE INTERCONNECTED. NUMERALS SUBSCRIPT ADJACENT TO LIGHTING FIXTURES, WIRING DEVICES, SPECIAL SWITCHES, AND MOTOR CONNECTIONS ON DRAWINGS INDICATE THE NUMBER OF CIRCUITS. THE CIRCUIT WHICH ITEM IS TO BE CONNECTED, REFER TO "LOADCENTER SCHEDULES" FOR DESCRIPTION OF CIRCUIT AND WIRE SIZE.

ALL 120 VOLT SINGLE PHASE, 15 AND 20AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS INSTALLED IN CLOTHING UNIT, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DEN, BEDROOMS, BATHROOMS, KITCHEN, BREAKFAST ROOMS, CLOSET, HALLWAYS, CLOULAR ROOMS OR AREAS WHICH ARE PROVIDED WITH A LISTED ARC-FAULT CIRCUIT INTERRUPTER, COMBINATION TYPE, INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT PER NEC 210.12

LIGHTING FIXTURE SCHEDULE

SYMBOL	DESCRIPTION	MANUFACTURER	CATALOG NO.	LAMP				FUTURE WATTAGE		
				NO.	TYPE	FLX. VOLTAGE	COLOR			
●	4" DIAMETER ROUND RECESSED DOWNLIGHT	ELCO	EL454W HOUSING WITH SQUARE BATTLE TRIM	1	LED	120V	3000 K	80	1234	16 W
● EM	4" DIAMETER ROUND RECESSED DOWNLIGHT WITH EMERGENCY BATTERY BACKUP	ELCO	EL454BW HOUSING WITH SQUARE BATTLE TRIM	1	LED	120V	3000 K	80	16 W	
○	RECESSED BATHROOM FAN/LIGHT	BRIAN	QX2080FLT	1	LED	120V	3000 K	80	1,666	18 W
○	FLUSH MOUNT AT BEDROOM	ACCESS LIGHTING	RADIANT LED FLUSHMOUNT	1	LED	120V	3000 K	80	1,859	21 W
♀	BATHROOM BAR SCONCE	MANUAL LIGHTING	SPEC VANTY LED BATH BAR/MLNP271275	1	LED	120V	3000 K	80	2,000	16 W
○ EM	EXTERIOR WALL SCONCE EMERGENCY BATTERY BACKUP	OXYPHOTO	OXYPHOTO4964	1	LED	120V	3000 K	80	1,500	11 W

1. ALL LIGHTING FIXTURES TO BE APPROVED BY THE ARCHITECT PRIOR TO ORDERING AND INSTALLING.

2. ARCHITECT TO APPROVE ALL LIGHTING FIXTURES.

3. LETTER TO ARCHITECT FOR REFLECTED CEILING PLANS AND ELEVATION PLANS FOR EXACT LOCATION AND MOUNTING HEIGHT.

4. LISTED FOR INSTALLATION IN RATED FLOOR-CEILING ASSEMBLIES.

5. A MINIMUM OF 85 PERCENT OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH-EFFICIENCY LAMPS.

6. EXTERIOR LIGHTING SHALL COMPLY WITH THE REQUIREMENTS OF TABLE 400.3.2 FOR THE EXTERIOR LIGHTING ZONE (LZ) APPROPRIATE TO THE BUILDING SITE.

7. EXTERIOR LIGHTING SHALL BE COMMUNICATED EXACTLY IN LUMENS/WATT PER SIZE.

8. IC RATED RECESSED LIGHTING FIXTURES SEALED AT HOUSING/INTERIOR FINISH AND LABELED TO INDICATE < OR EQUAL TO 2.0 CFM LEAKAGE AT 75 PA.



5122 CATHEDRAL AVE. NW

SINGLE-FAMILY HOME

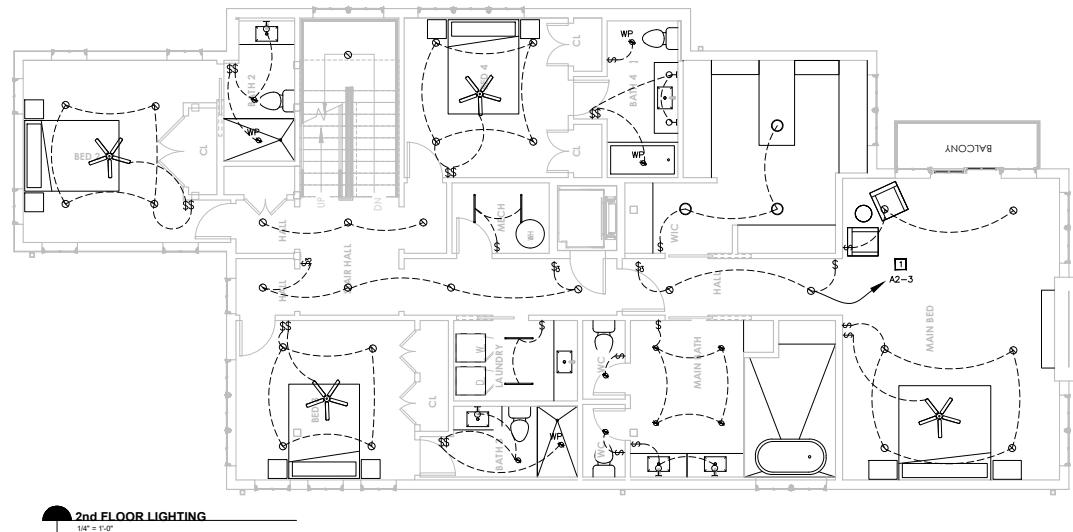
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ELEC. LIGHTING
FLOOR PLANS-

E101

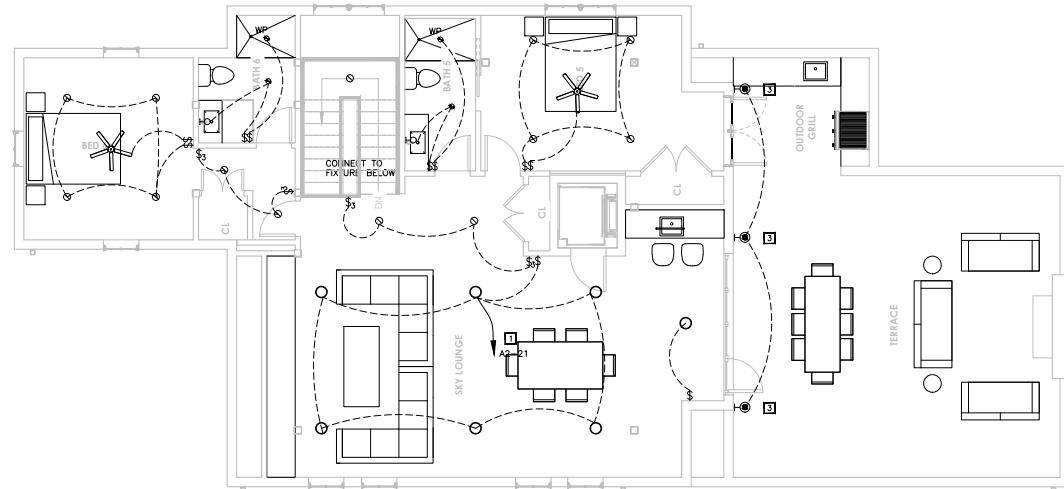


NEW WORK GENERAL NOTES:

1. REFER TO COVER SHEET DRAWING FOR ELECTRICAL LEGENDS & ADDITIONAL INFORMATION
2. COORDINATE WITH ARCHITECT FOR EXACT LOCATION OF ALL ELECTRICAL DEVICES SUCH AS OUTLETS, PLUGS, POLE HUGGERS, GFI, SPARES, EQUIPMENT, ETC. PRIOR INSTALLATION.
3. CIRCUIT NUMBERS INDICATED ON BRANCH CIRCUIT HOMERUNS ARE FOR DESIGN PURPOSES ONLY. CONTRACTOR SHALL COORDINATE ACTUAL CIRCUIT NUMBERS AT THE TIME OF INSTALLATION AND SHALL PROVIDE AN ACCESSORY CIRCUIT NUMBER STICKER FOR EACH PANELBOARD. ANY UNUSED BREAKER SHALL BE TURNED TO THE "OFF" POSITION, AND LABELED AS SPARE.

NEW WORK LIGHTING NOTES:

1. CONTRACTOR SHALL CONNECT TO DESIGNATED PANEL RUN 2/2x4 #125 AC CABLE. CONTRACTOR SHALL CONNECT NO MORE THAN 1800 WATTS PER 1-1P-20A-120V C/A.
2. ALL CLOSETS TO RECEIVE LIGHT FIXTURE ABOVE DIRECTLY ABOVE WITH MOTION SENSOR ON CEILING
3. ALL EXTERIOR LIGHTING FIXTURES TO BE CONTROLLED DUSK & DAWN PHOTOCELL ELECTRIC SENSOR. WIRE ACCORDINGLY TO PANEL. USE WIRE #12. LOCATE PHOTO ELECTRIC CONTROL AS NECESSARY FOR PROPER FUNCTION OF LIGHTING.





5122 CATHEDRAL AVE. NW

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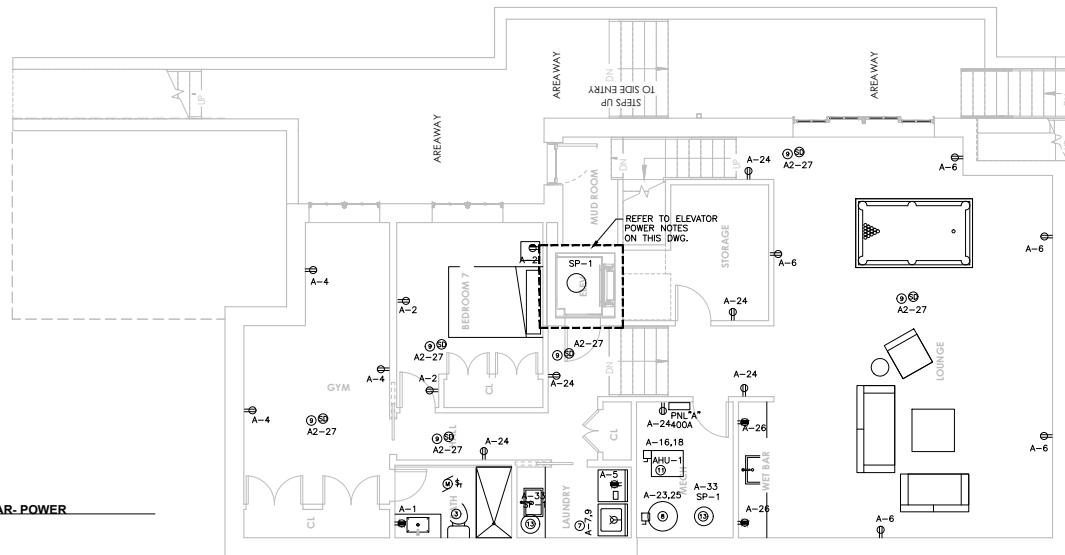


ELEC. POWER FLOOR PLANS

E200

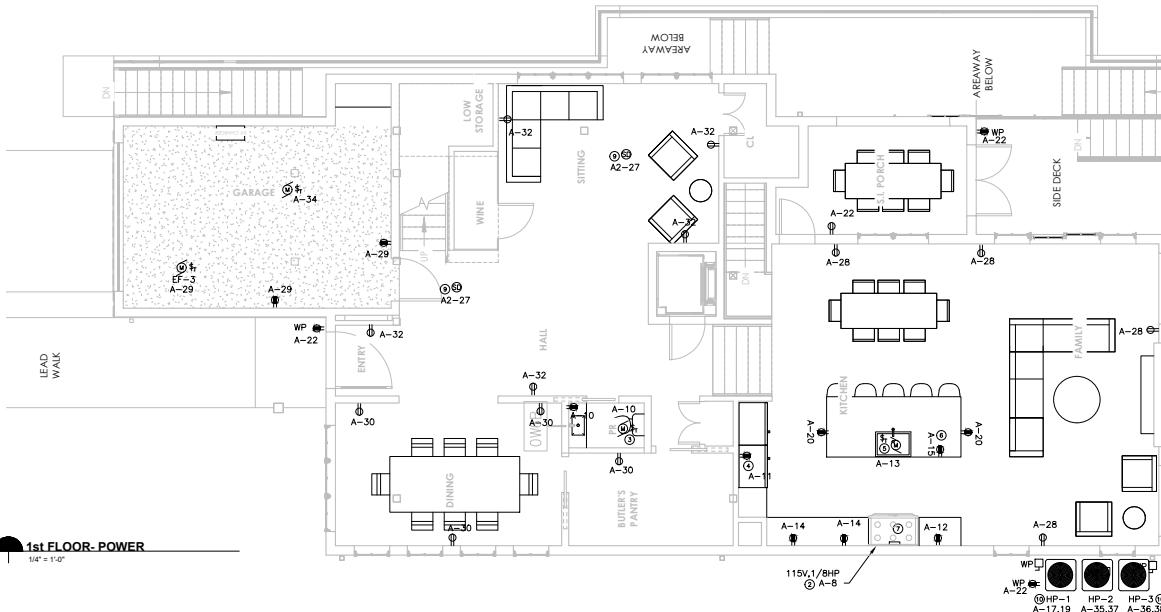
00.CELLAR-POWER

1/4" = 1'-0"



1st FLOOR-POWER

1/4" = 1'-0"



NEW WORK POWER NOTES

1. PROVIDE CONNECTION FOR DRYER, NEMA RATED 240V, 1PH, 30A, G/F. COORDINATE WITH OWNERS FOR REMOTE DRYER. DRYER TO BE ENERGY STAR. CONNECT TO HOUSE PANEL.
2. PROVIDE CONNECTION FOR KITCHEN DUCTED HOOD FAN. PROVIDE MEANS OF DISC. TO COMPLY WITH NEC REQUIREMENTS. FAN CAN TO BE CONTROLLED VIA WALL-MOUNTED SWITCH FURNISHED BY HVAC CONTRACTOR. HOOD TO BE ENERGY STAR.
3. PROVIDE DISC. TO COMPLY WITH NEC REQUIREMENTS. DISC. CAN BE ENERGY STAR.
4. PROVIDE DISC. FOR FULL HEIGHT REFRIGERATOR 120V-1PH. PROVIDE GFCI CIRCUIT BREAKER. REFRIGERATOR TO BE ENERGY STAR.
5. CONNECTION FOR GARBAGE DISPOSER WITH PNEUMATIC SWITCH IN COUNTER. FHP-120V-1PHASE. PROVIDE MEANS OF DISCONNECT TO COMPLY WITH NEC REQUIREMENTS.
6. PROVIDE DISC. FOR DISHWASHER. COORDINATE EXACT LOCATION AND HEIGHT PRIOR TO ROUGH-IN. DISHWASHER TO BE ENERGY STAR.
7. PROVIDE CONNECTION FOR GAS RANGE. COORDINATE WITH OWNER FOR REQUIREMENTS.
8. PROVIDE CONNECTION FOR ELECTRIC TANK TYPE WATER HEATER NEMA 1, 240V, 1PH, 30A, G/F. COORDINATE WITH OWNER FOR LOCATION. ALL EQUIPMENT TO BE ENERGY STAR.
9. WIRE UNIT SMOKE DETECTORS/GF SENSOR SUCH THAT ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT. PROVIDE HARDWIRE COMBINATION UNIT FOR EACH SMOKE DETECTOR. PROVIDE BATTERY BACKUP. DEVICE SHALL BE LOCATED 3 FEET AWAY FROM HVAC DIFFUSER AND BATHROOM OR KITCHEN ENTRANCE. DEVICES SHALL NOT BE LOCATED IN A BATHROOM. SMOKE SMOKE EQUIPMENT OR SHALL BE A PHOTOELECTRIC TYPE.
10. PROVIDE CONNECTION FOR OUTDOOR UNIT, HP-1, 19.9WCA, 30ACOP, HP-2 & HP-3, 240V, 1PH, 11.8WCA, 20ACOP. PROVIDE NEUTRAL, G/F, 3R 1-240V-30A WP. NF DISC. SW. FUSED (NO GLASS RIS).
11. PROVIDE CONNECTION FOR INDOOR UNIT, AHU-1, 240V, 1PH, 10K, AHU-2, 240V, 1PH, 40K, AHU-3, 240V, 1PH, 30K OF AUXILIARY HEAT. PROVIDE DISC. SW PER NEC REQUIREMENTS.
12. WP/GFI RECEPTACLE ADJACENT TO THE UNIT TO COMPLY WITH NEC REQUIREMENTS. RECEPT TO BE FEED FROM HOUSE PANEL.
13. PROVIDE 120V, G/F, CONNECTION FOR SUMP PUMP SP-1. CONNECT TO HOUSE PANEL.

ALL EQUIPMENT PROVIDED TO BE ENERGY STAR RATED.

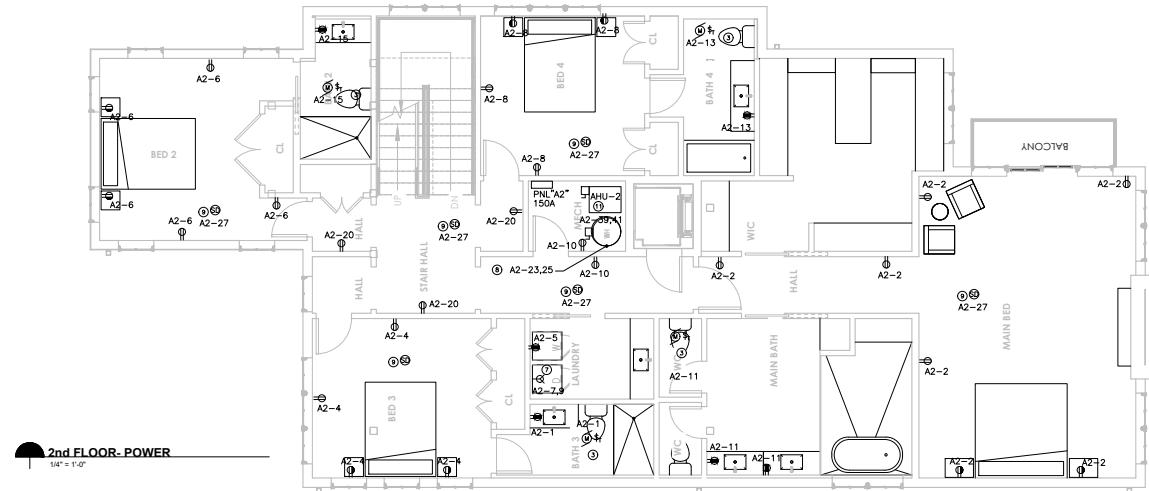
EXCEPTION NOTES

ALL 120-VOLT SINGLE-PHASE, 18-AMP CIRCUITS SUPPLYING OUTLETS INSTALLED IN DWELLING UNIT FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, KITCHENS, BREAKFAST ROOMS, PANtries, BATHROOMS, CLOSET, HALLWAYS, OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER (AFCI). THE CIRCUIT BREAKER SHALL PROVIDE PROTECTION OF THE BRANCH CIRCUIT PER 210.12. PROVIDE TAMPER RECEPTACLES AT ALL LOCATIONS WHERE THEY ARE INSTALLED HIGHER THAN 5-1/2 FEET AFF OR IN A SPACE DEDICATED TO A SPECIFIC APPLIANCE.

ELEVATOR POWER NOTES

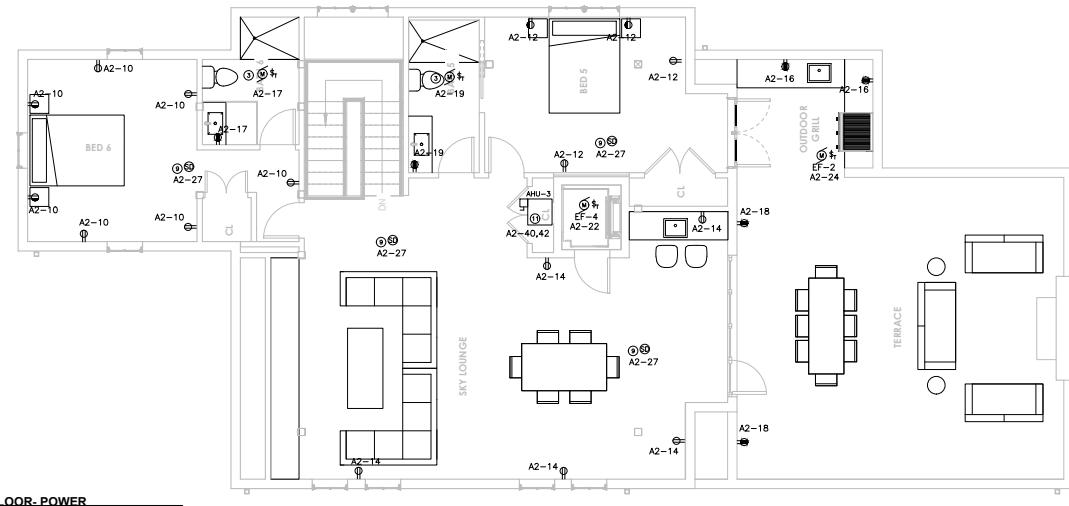
1. PROVIDE CONNECTION FOR TRACTION ELEVATOR (IN LINE GEAR DRIVE SYSTEM) WITH REMOTE CONTROLLED MACHINE ROOM 240V, 1PH, 20A C/B. PROVIDE LOCAR SAFETY DISCONNECT DEVICE.
2. PROVIDE DISC. BRANCH CIRCUIT 15AMP FOR CAR LIGHT LUMINARES. PROVIDE FUSIBLE AND LOCKABLE DISCONNECT SW.
3. PROVIDE 115V, 15AMP DEDICATED SINGLE PHASE FOR CONTROLLER . FEEDING BREAKER MUST NOT BE A GFI TYPE. (CONTROLLER).
4. RUN TELEPHONES CABLES TO THE CONTROL PANEL.
5. PROVIDE DISC. BRANCH CIRCUIT 15A FOR SERVICE LIGHT. LUMINARES MUST BE EQUIPPED WITH WIRE GUARD.
6. PROVIDE WP/GFI DUPLEX RECEPTACLE (MUST BE SEPARATE FROM ELEVATOR CIRCUITS).
7. PROVIDE A BATTERY BACKUP UNIT TO POWER LIGHTS.

ELEC. POWER FLOOR PLANS



2nd FLOOR- POWER
1 1/4" - 1' 0"

$$1/4^\circ \approx 1.5^\circ$$



3RD FLOOR- POWER

$$1/4'' = 1'-0''$$

NEW WORK POWER NOTES:

1. PROVIDE CONNECTION FOR DRYER NEMA 14-20, 1PH, 30A, C/COORDINATE WITH OWNERS FOR REQUIREMENTS. DRYER TO BE ENERGY STAR. CONNECT TO HOUSE PANEL.
2. PROVIDE CONNECTION FOR KITCHEN DODGE HOD FAN, 1PH, 115V, 1/2 HP, 30A, C/COORDINATE WITH OWNERS FOR REQUIREMENTS. FAN TO BE CONTROLLED BY WALL-MOUNTED SWITCH FURNISHED BY HVAC CONTRACTOR. HOOD TO BE ENERGY STAR.
3. PROVIDE CONNECTION FOR BATHROOM EXHAUST FAN, FROVE DUCT, 1PH, 115V, 1/2 HP, C/COORDINATE WITH NEC REQUIREMENTS. EXHAUST FAN TO BE ENERGY STAR.
4. PROVIDE DED RECEPTACLE FOR FULL SIZE REFRIGERATOR 120V-1PH. PROVIDE GFCI CIRCUIT BREAKER. REFRIGERATOR TO BE ENERGY STAR.
5. CONNECTION FOR GARAGE REFRIGERATOR WITH PNEUMATIC COOLER, 120V-1PH, 1/2 HP, FROVE. PROVIDE MEANS OF DISCONNECT TO COMPLY WITH NEC REQUIREMENTS.
6. PROVIDE DED RECEPTACLE FOR DISHWASHER, COORDINATE EXACT LOCATION AND HEIGHT PRIOR TO ROUGH-IN. DISHWASHER TO BE ENERGY STAR.
7. PROVIDE CONNECTION FOR GAS RANGE, COORDINATE WITH OWNER FOR REQUIREMENTS.
8. PROVIDE CONNECTION FOR ELECTRIC TANK-TYPE WATER HEATER, 120V-1PH, 1/2 HP, 30A, FROVE. DISCONNECT PER NEC REQUIREMENTS. ALL EQUIPMENT TO BE ENERGY STAR.
9. WIRE UNTIL SMOKE DETECTORS/C OSEN SENSOR SUCH THAT ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNITS. PROVIDE HARDWIRE CONNECTION UNLESS OTHERWISE SPECIFIED. SMOKE DETECTORS/BARCODES SHALL BE LOCATED 3 FEET AWAY FROM HUMIDIFIER AND KITCHEN EXHAUST FAN OR KITCHEN EXHAUST DEVICE. SMOKE DETECTORS TO BE LISTED FOR RESIDENTIAL COOKING EQUIPMENT OR SHALL BE A PHOTOELECTRIC TYPE.
10. PROVIDE CONNECTION FOR OUTDOOR UNIT, HP-1.19/30A, 300WCP, HP-2 & HP-3, 240V, 115V, 11.5A/30A, 200WCP, PROVIDE GFCI CIRCUIT BREAKER. OUTDOOR UNIT, HP-1.19/30A, 240V, 115V, 11.5A/30A, 200WCP, DSC, SW, U/L CLASS K.
11. PROVIDE CONNECTION FOR INDOOR UNIT, HP-1, 124V, 10K, 10KW, HP-2, 240V, 115V, 10.5A, 240V, 1PH, 10KW OF AUXILIARY HEAT. PROVIDE DSC, SW PER NEC REQUIREMENTS.
12. W/PS/FT RECEPTACLE ADJACENT TO THE UNIT TO COMPLY WITH NEC REQUIREMENTS. RECEPTACLES TO BE FEED FROM HOUSE PANEL.
13. PROVIDE 120V, 1PH, CONNECTION FOR SUMP PUMP SP-1. CONNECT TO HOUSE PANEL.

SPECIAL NOTES:

ALL 120 VOLT SINGLE PHASE, 15 AND 20AMPERE BRANCH CIRCUITS SUPPORTING OUTLETS INSTALLED IN DWELLING UNIT FAMILY ROOMS, SLEEPING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, KITCHENS, BEDROOMS, BATHS, RECREATION ROOMS, CLOSET, HALLWAYS, OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER, COMBINATION TYPE, INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT PER NEC 210.12. PROTECTOR PLATES RECEPTECIES AS WELL, LOCATED WHERE THEY ARE MOUNTED TO PREVENT THOSE PLATES FEET AFF OR IN A SPACE DEDICATED TO A SPECIFIC APPLICATION.

PERMIT SUBMISSION	
NO.	DESCRIPTION

2024-0510



ELEC. POWER
FLOOR PLANS-

E201



5122 CATHEDRAL AVE. NW

SINGLE-FAMILY HOME

DCG 1439 L 07060

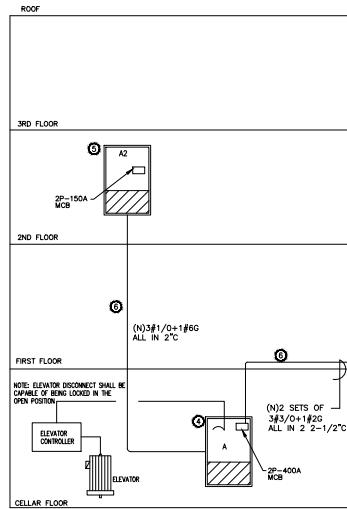
PERMIT SUBMISSION

NO.	DESCRIPTION	DATE
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ELEC. POWER
RISER DIAGRAM

E300



1 NEW POWER RISER DIAGRAM

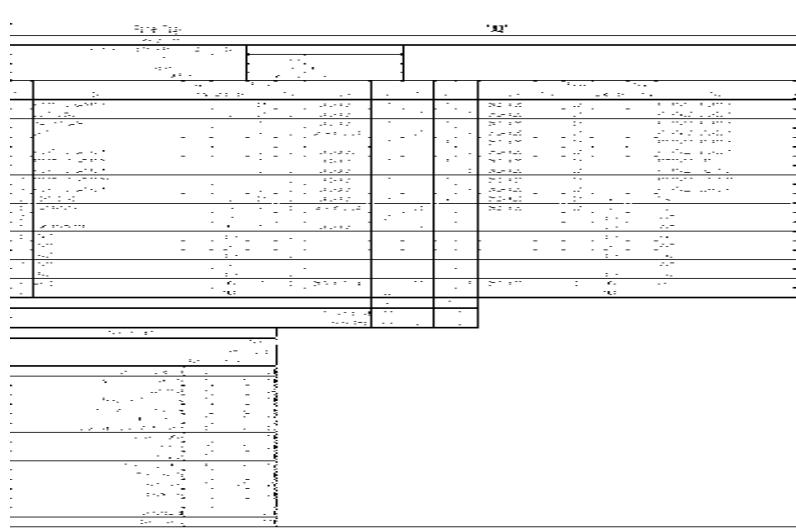
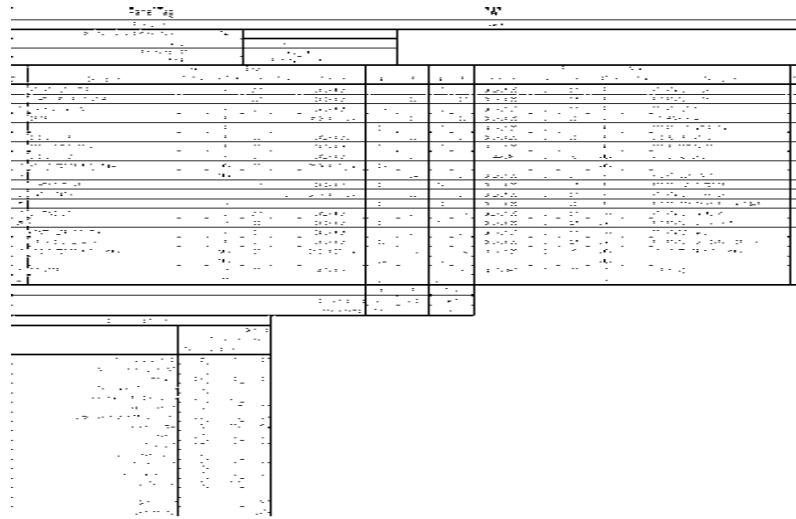
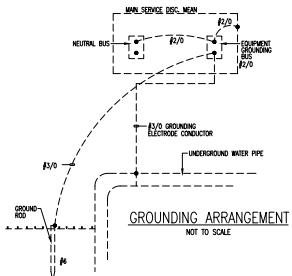
SCALE: 1/4 SCALE

ELECTRICAL RISER NOTES:

1. PROVIDE NEW SERVICE 400A, 120/240V, 10, 3W, FROM PEPCO. RUN 2 SETS OF 3#3/0+1#2 GROUND ALL IN (2#2-1/2" CONDUIT.
2. PROVIDE NEW METER CENTER WITH METERS/SOCLETS BREAKER. INSTALL PER PEPCO REQUIREMENTS.
3. PROVIDE NEW GROUNDING #1/0 PER NEC.
4. PROVIDE NEW TENANT PANEL "A" 400A MCB, 120/240V, 10, 3W, - SEE PANEL SCHEDULE.
5. PROVIDE NEW SUB PANEL "A2" 150A MCB, 120/240V, 10, 3W, - SEE PANEL SCHEDULE.
6. PROVIDE NEW FEEDER

ALL ELECTRICAL WIRING, BOXES, CONDUITS, RACEWAYS, CATV AND TELEPHONE WIRING PENETRATING FIRE RESISTANCE RATED MEMBRANCES MUST BE PROPERLY SEALED TO ASSURE THAT THE REQUIRED FIRE RATED IS NOT REDUCED.
TESTS TO BE MADE ON BUILDING CONSTRUCTION AND MATERIAL, SIMILAR TO ASTM E119

UL 1479 FIRE TESTS OF THROUGH-PENETRATION FIRESTOP, COMPLEMENTARY TO UL 283, SIMILAR TO ASTM E 814



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11/09/00

5122 CATHEDRAL AVE. NW

SINGLE-FAMILY HOME

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M0101

NEW WORK FLOOR PLANS

2024-05

www.ijcmcn.com

SQ 1439 LT 0060

SINGLE-FAMILY HOME

TM ENGINEERS
122 BABBLING BROOK DR
NEY, MD 20832
0-701-7871

THIRD FLOOR PLAN

1/4 = 1.00

Architectural floor plan showing room layouts, dimensions, and various labels. Key features include:

- Rooms:** BED 1, BED 2, BED 3, BED 4, BED 5, BED 6, BED 7, GARDEN, OUTDOOR, and a large room labeled TERACE.
- Dimensions:** 10x8, 8x8, 6x6, 5x5.
- Labels:** KEY SOURCE, CL, BED 1, BED 2, BED 3, BED 4, BED 5, BED 6, BED 7, GARDEN, OUTDOOR, and TERACE.

2PLys

5122 CATHEDRAL AVE. NW

PERMIT SUBMISSION
NO. 2024-0510
DESCRIPTION DATE
SINGLE-FAMILY HOME

P0200

RISERS

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BTM ENGINEERS

2024-0510

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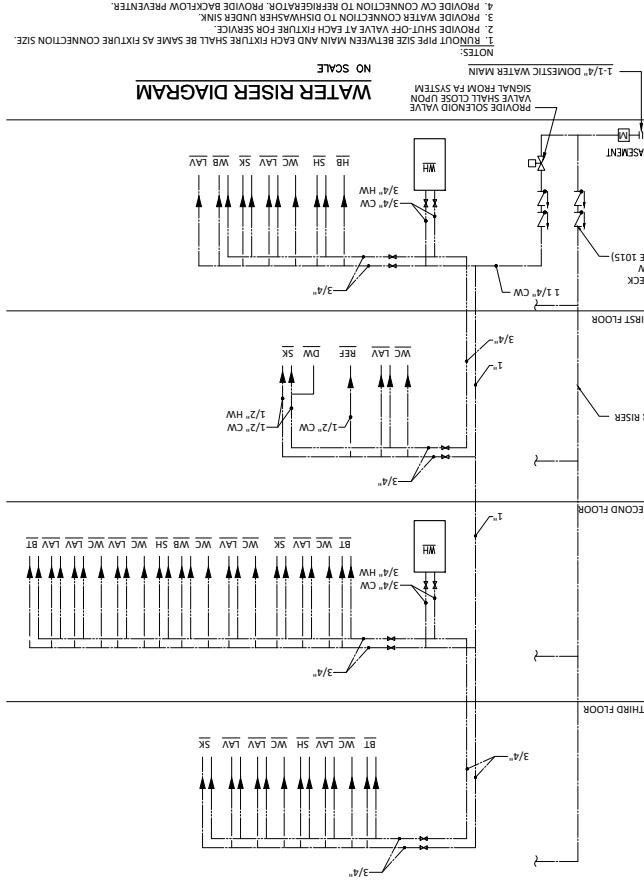
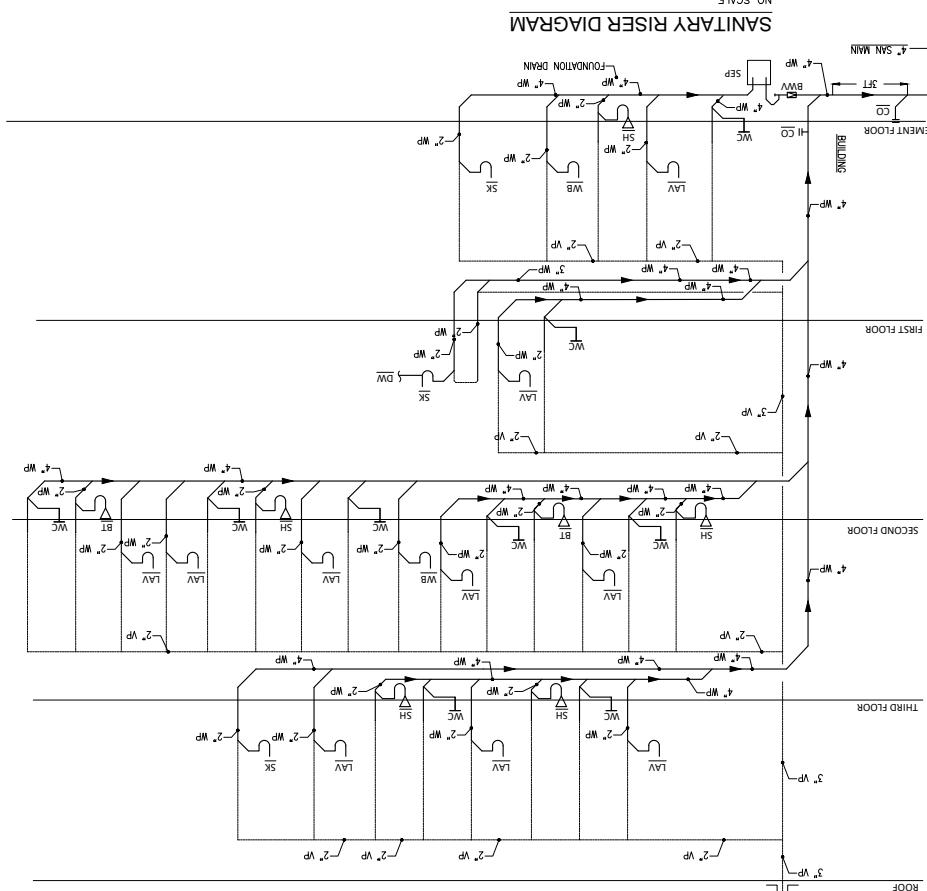
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3-1/4" VERTICAL DOUBLE CHECK
VALVE ASSEMBLY, BACKFLOW
PREVENTER WATTS 007 (ASSE 1015)

1-1/4" DOMESTIC WATER MAIN
SINGLE FORM CLOSE UP

PROVIDE SHUT-OFF VALVE
VALVE SHALL CLOSE UP

1-1/4" CW

SPRINKLER RISER

SECOND FLOOR

3/4" CW

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GENERAL NOTES

- ALL WORK TO BE PERFORMED AS PART OF THIS PROJECT SHALL BE IN ACCORDANCE WITH ALL LOCAL AND STATE CODES.
- BEFORE ORDERING ANY MATERIALS OR DOING AND WORK THE CONTRACTOR SHALL VERIFY, AT THE PROJECT SITE, ALL DIMENSIONS AND ELEVATIONS WHICH ARE REQUIRED FOR CONNECTIONS TO, OR INSTALLATION IN, AREAS COVERED BY THESE DRAWINGS.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY EXISTING CONDITIONS TO ENSURE ALL STRUCTURAL ELEMENTS PROPOSED ON DRAWINGS CAN BE INSTALLED AS DESIGNED BY ENGINEER.
- CONTRACTOR SHALL PERFORM NO WORK THAT MAY COMPROMISE THE STRUCTURAL INTEGRITY OF THE BUILDING WITHOUT WRITTEN APPROVAL FROM ENGINEER.
- THE DRAWINGS ARE INTENDED TO SHOW THE GENERAL CHARACTER AND EXTENT OF THE PROJECT AND ARE NOT INTENDED TO SHOW DETAIL OF THE WORK.
- ALL SIMPSON STRONG-TIE CONNECTORS SHALL BE FASTENED IN ACCORDANCE WITH MANUFACTURER RECOMMENDATIONS.

FLOOR JOISTS

- ALL NEW JOISTS SHALL BE DESIGNED FOR L/360 LIVE LOAD AND L/240 TOTAL LOAD DEFLECTION.
- ALL JOISTS SHALL BE INSTALLED WITH WEB STIFFENERS AT INTERMEDIATE SUPPORTS OF CONTINUOUS SPAN JOISTS WHEN THE INTERMEDIATE BEARING LENGTH IS LESS THAN 5.25-INCHES.
- ALL JOISTS SHALL BE PROPERLY SEALED IN EACH JOIST HANGER.
- REFER TO JOIST MANUFACTURER SPECIFICATIONS FOR DRILLING OF HOLES OR NOTCHING OF JOISTS.
- ALL JOISTS SHALL BE INSTALLED PER MANUFACTURER RECOMMENDATIONS.

- ALL LAMINATED VENEER LUMBER (LVL) MEMBERS SHALL BE 1.75 IN. 2.0E G-P LAM GEORGIA PACIFIC OR APPROVED EQUAL.
- ALL LVL MEMBERS SHALL BE CONNECTED, INSTALLED, STORED AND HANDLED PER MANUFACTURER'S RECOMMENDATIONS.

- ALL NEW LVL MEMBERS SHALL BE FASTENED TOGETHER IN ACCORDANCE WITH MANUFACTURER RECOMMENDATIONS.

- FLOOR JOIST VENDOR TO SUBMIT SHOP DRAWINGS TO ENGINEER-OF-RECORD FOR APPROVAL PRIOR TO FABRICATION.

DIMENSIONAL LUMBER

- ALL DIMENSIONAL LUMBER SHALL BE SPRUCE PINE FIR NO. 2.
- ALL DIMENSIONAL LUMBER SHALL HAVE A MOISTURE CONTENT LESS THAN OR EQUAL TO 19 PERCENT.
- ALL EXTERIOR WOOD FRAMED WALLS SHALL BE 2X6 SPRUCE PINE FIR NO. 2 STUD WALLS WITH STUDS SPACED AT 16-INCHES ON-CENTER UNLESS NOTED OTHERWISE IN 2X6 BEARING WALL SCHEDULE ON SHEET S002.
- ALL INTERIOR WOOD FRAMED WALLS SHALL BE 2X4 SPRUCE PINE FIR NO. 2 STUD WALLS WITH STUDS SPACED AT 16-INCHES ON-CENTER UNLESS NOTED OTHERWISE IN 2X4 BEARING WALL SCHEDULE ON SHEET S002.
- ALL WALL STUDS GREATER THAN 12-FEET IN LENGTH SHALL BE DOUBLED SUCH THAT THE INSTALLED STUD IS A 2-2X.

CAST-IN PLACE CONCRETE

- ALL CONCRETE SHALL BE 4,000-PSI (28 DAY STRENGTH) CONCRETE WITH 4-IN. MAXIMUM SLUMP.
- SAWN CONTROL JOINTS SHALL BE CUT WITHIN 24-HOURS OF SLAB POUR. DEPTH OF CUT SHALL BE 1/3 OF SLAB THICKNESS. MAXIMUM SPACING OF CONTROL JOINTS TO BE 12-FEET.
- CONCRETE WORK SHALL CONFORM TO THE CURRENTLY ADOPTED VERSIONS OF: ACI318 – STANDARD BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE; ACI 301 – SPECIFICATIONS FOR STRUCTURAL CONCRETE IN BUILDINGS; ACI 302 – RECOMMENDED PRACTICE FOR CONCRETE AND FLOOR SLAB CONSTRUCTION; ASTM E1155 – STANDARD TEST METHOD FOR DETERMINING FLOOR FLATNESS AND LEVELNESS USING THE T-NUMBER SYSTEM, INCH-POUND UNITS.
- PROVIDE STANDARD BAR CHARS AND SPACERS AS REQUIRED TO MAINTAIN CONCRETE PROTECTION SPECIFIED ON DRAWINGS.
- MINIMUM CONCRETE COVER PROTECTION FOR REINFORCEMENT BARS SHALL BE AS SPECIFIED IN ACI 301.
- PROVIDE ONE NO. 4 REINFORCING BAR X 4-FEET LONG AT RE-ENTRANT CORNERS AND RECTANGULAR HOLES IN SLABS UNLESS NOTED OTHERWISE. PLACE REINFORCING BAR DIAGONAL TO CORNER WITH 1-IN. CLEARANCE AT CORNERS.
- ALL REINFORCING BARS SHALL HAVE A MINIMUM YIELD STRENGTH (FY) 60,000-PSI.
- CONCRETE COVER FOR REINFORCEMENT SHALL BE NOT LESS THAN THE FOLLOWING:
 - CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH: 3 IN.
 - CONCRETE EXPOSED TO EARTH OR WEATHER: 1-1/2 IN.
 - CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH THE GROUND: 3/4 IN.

OSB/GYPSUM/PLYWOOD

- ALL WOOD STRUCTURAL PANELS SHALL BE GEORGIA PACIFIC BLUE RIBBON OSB OR APPROVED EQUAL.
- MINIMUM THICKNESS: 1/2-INCH
- BUILDING CODE PERFORMANCE CATEGORY: 1/2 CAT
- CLASSIFICATION: EXPOSURE 1
- ALL GYPSUM CEILING BOARD SHALL BE FASTENED TO JOISTS WITH TYPE W OR TYPE S SCREWS SPACED AT 12-INCHES ON-CENTER AND SHALL PENETRATE THE WOOD JOIST A MINIMUM OF 5/8-INCH.
- ALL EXTERIOR WOOD OSB OR PLYWOOD PANELS SHALL BE FASTENED WITH 8D 0.131 IN. DIA. X 2.5 IN. LONG NAILS @ 6 IN. O.C. AT PANEL EDGE AND 12 IN. O.C. IN PANEL FIELD UNLESS NOTED OTHERWISE IN SHEAR WALL SCHEDULES.
- WOOD STRUCTURAL PANEL ROOF SHEATHING SHALL BE BONDED BY EXTERIOR GLUE IN ACCORDANCE WITH IBC SECTION 2304.7.2 STRUCTURAL ROOF SHEATHING.
- ALL FLOOR AND ROOF SHEATHING SHALL HAVE A MINIMUM THICKNESS OF 3/4-IN. AND BE FASTENED WITH 8D 0.131 IN. DIA. X 2.5 IN. LONG NAILS @ 6 IN. O.C. AT PANEL EDGE AND 12 IN. O.C. IN PANEL FIELD EXCEPT 6-IN. AT SUPPORTS WHERE SPANS ARE 48-IN. OR MORE.
- ALL WIND BRACING PANELS SHALL BE CONTINUOUSLY SHEATHED WOOD STRUCTURAL PANELS AND INSTALLED/CONNECTED AS SPECIFIED ON DRAWINGS.
- WOOD STAIRCASES
- WOOD STAIRCASES SHALL BE PRE-MANUFACTURED ASSEMBLIES ENGINEERED & CONSTRUCTED IN ACCORDANCE WITH IBC SECTION 1009.3.1, 1009.12 & IBC TABLE 1607.1 WITH HAND & GUARD RAILINGS COMPLYING WITH IBC SECTION 1607.8.

DESIGN LOADS

- SOIL BEARING CAPACITY = 3000-PSF (SEE PROJECT GEOTECHNICAL REPORT)
- FLOOR LIVE LOAD = 40-PSF
- FLOOR DEAD LOAD = 10-PSF
- ROOF LIVE LOAD = 20-PSF
- ROOF DEAD LOAD = 10-PSF
- ROOF SNOW LOAD = 30-PSF
 - FLAT ROOF SNOW LOAD = 30-PSF
 - SNOW EXPOSURE FACTOR (Ce) = 0.9
 - SNOW LOAD IMPORTANCE FACTOR (Is) = 1.0
 - TERMAL FACTOR (C) = 1.0
- ULTIMATE DESIGN WIND SPEED = 115MPH
- RISK CATEGORY = 2
- INTERNAL PRESSURE COEFFICIENT = 0.18
- VELOCITY PRESSURE AT PARAPET (CAC) = 20-PSF
- VELOCITY PRESSURE AT ROOF (CAC) = 20-PSF
- FLOOR MEMBER LIVE LOAD DEFLECTION = L/360
- FLOOR MEMBER DEAD + LIVE LOAD DEFLECTION = L/240
- ROOF LIVE LOAD DEFLECTION = L/240
- ROOF DEAD + LIVE LOAD DEFLECTION = L/180

FOUNDATION DRAINAGE

- A FOUNDATION DRAIN SHALL BE INSTALLED ALONG THE LENGTH OF THE CMU WALL FOOTING, ON THE EXTERIOR SIDE OF THE FOOTING, THAT CONSISTS OF GRAVEL OR CRUSHED STONE CONTAINING NOT MORE THAN 10-PERCENT MATERIAL THAT PASSES THROUGH A NO. 4 SIEVE. THE DRAIN SHALL EXTEND A MINIMUM OF 12-INCHES BEYOND THE OUTSIDE EDGE OF THE FOOTING. THE TOP OF THE DRAIN SHALL BE COVERED WITH AN FILTER MEMBRANE FABRIC MATERIAL. THE TOP OF JOINTS OR THE TOP OF PERFORATIONS SHALL BE PROTECTED WITH A FILTER MEMBRANE FABRIC MATERIAL. THE DRAIN PIPE SHALL BE PLACED ON NOT LESS THAN 2-INCHES OF GRAVEL OR CRUSHED STONE AND SHALL BE COVERED WITH NOT LESS THAN 6-INCHES OF THE SAME MATERIAL. THE DRAIN SHALL DISCHARGE BY GRAVITY INTO AN APPROVED DRAINAGE SYSTEM.
- ALL FOUNDATION DRAIN PIPES SHALL BE PERFORATED SOLID WALL SCHEDULE 40 PVC WITH SOLVENT JOINTS WRAPPED IN GEOTEXTILE FABRIC WITH A STONE DUST BED AND COVER.

SPECIAL INSPECTIONS

- THIS PROJECT SHALL COMPLY WITH ALL SPECIAL INSPECTION REQUIREMENTS IN ACCORDANCE WITH PROJECT'S STATEMENT OF SPECIAL INSPECTIONS.

STRUCTURAL STEEL

- ALL STRUCTURAL STEEL SHALL CONFORM WITH THE REQUIREMENTS SET FORTH IN THE 15TH EDITION AISC STEEL CONSTRUCTION MANUAL.
- STRUCTURAL STEEL SHALL CONFORM TO THE FOLLOWING:
 - ANCHOR BOLTS: ASTM F1554
 - STRUCTURAL BOLTS: A490-N
 - HARDENING STEEL WASHERS: ASTM F436
 - STEEL BEAMS: A492 OR 50
 - STEEL COLUMNS: A493 OR 50
 - STEEL SEAMLESS TUBING: A500 GRB
 - ANGLES & CHANNELS: ASTM A36
 - MISC. STEEL PLATES & SHAPES: ASTM A36
 - WELDING ELECTRODES: E70XX LOW HYDROGEN
- TEMPORARY BRACING SHALL BE USED WHERE NECESSARY TO ADEQUATELY RESIST ALL LOADS TO WHICH THE STRUCTURE MAY BE SUBJECTED DURING CONSTRUCTION.
- ALL WELDING SHALL MEET THE REQUIREMENTS OF AWS D1.1 AND D1.4 WITH MINIMUM FILLET WELD SIZE TO BE 1/4 IN. UNLESS WELDING ELECTRODES TO BE E70XX.

DESIGN CODES & STANDARDS

- INTERNATIONAL BUILDING CODE 2015
- ASCE 7-16 MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES
- NDS (NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION) 2018
- AWC SIPSWS 2015 SPECIAL DESIGN FOR WIND & SEISMIC
- ASCE 14TH EDITION STEEL CONSTRUCTION MANUAL (AMERICAN INSTITUTE OF STEEL CONSTRUCTION)

CONCRETE MASONRY UNITS

- ALL CONCRETE MASONRY UNITS (CMU) SHALL HAVE THE FOLLOWING PROPERTIES: MEDIUM WEIGHT BLOCKS; $f_m = 2,500-\text{PSI}$; $f_s = 32,000-\text{PSI}$ W/TYPE M MORTAR.
- ALL MASONRY CONSTRUCTION SHALL CONFORM TO THE CURRENTLY ADOPTED VERSION OF ACI 530 – BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES AND ACI 530.1-11 SPECIFICATION FOR MASONRY STRUCTURES.
- ALL CROUT SHALL BE SELF-CONSOLIDATING CORE FILL CROUT IN ACCORDANCE WITH ASTM C-476 WITH A 28-DAY STRENGTH OF 3,000-PSI, 24 IN. TO 28 IN. SLUMP FLOW IN ACCORDANCE WITH ASTM C-161.
- REINFORCING BARS SHALL HAVE A MASONRY COVER NOT LESS THAN THE FOLLOWING:
 - MASONRY FACE EXPOSED TO EARTH OR WEATHER: 2 IN. FOR BARS LARGER THAN NO. 5; 1-1/2 IN. FOR BARS NO. 5 OR SMALLER
 - MASONRY NOT EXPOSED TO EARTH OR WEATHER: 1-1/2 IN.


SYSTEMATIC
 ENGINEERING LLC
 STRUCTURAL ENGINEER:
 3803 BARN OWL LANE
 GLEN ALLEN VA 23060
 804-500-0995
 JMASTER@SYSTEMATICENGINEERING.COM

5122 CATHEDRAL AVENUE NW
 SINGLE FAMILY DETACHED | ADDITION/ALTERATION

2023-01-13	Date
No.	Description



S001

GENERAL NOTES

82814-3057A

2X6 BEARING WALL SCHEDULE		
FLOOR	WALL STUD & MAX. SPACING	TOP & BOTTOM PLATES
CELLAR	2X6 @ 12 IN. O.C.	2-2X6 TOP & 2-2X6 BOTTOM
FIRST FLOOR	2X6 @ 16 IN. O.C.	2-2X6 TOP & 2-2X6 BOTTOM
FIRST FLOOR (45 FT)	2-2X6 @ 16 IN. O.C.	2-2X6 TOP & 2-2X6 BOTTOM
SECOND FLOOR	2X6 @ 16 IN. O.C.	2-2X6 TOP & 2-2X6 BOTTOM
THIRD FLOOR	2X6 @ 16 IN. O.C.	2-2X6 TOP & 2-2X6 BOTTOM

2X4 BEARING WALL SCHEDULE		
FLOOR	WALL STUD & MAX. SPACING	TOP & BOTTOM PLATES
CELLAR	2-2X4 @ 12 IN. O.C.	2-2X4 TOP & 2-2X4 BOTTOM
FIRST FLOOR	2-2X4 @ 16 IN. O.C.	2-2X4 TOP & 2-2X4 BOTTOM
SECOND FLOOR	2X4 @ 12 IN. O.C.	2-2X4 TOP & 1-2X4 BOTTOM
THIRD FLOOR	2X4 @ 16 IN. O.C.	2-2X4 TOP & 1-2X4 BOTTOM

FIRST FLOOR SHEAR WALL SCHEDULE						
ID	DESCRIPTION	LOCATION	FASTENING	STUDS	BLOCKING	REMARKS
SHEAR WALL 2: SW2	7/16 IN. WOOD STRUCTURAL PANEL - SHEATHING: OSB OR PLYWOOD	EXTERIOR WALL	100 FASTENERS: 1-3/8 IN. MIN. PENETRATION: 3 IN. SPA @ PANEL EDGES: 12 IN. SPA @ PANEL FELDS	SEE WALL SCHEDULE	MID-HEIGHT	OT12 @ EA. END OF SW: 2-2X POST @ EA. END OF SW
SHEAR WALL 1: SW1	15/32 IN. WOOD STRUCTURAL PANEL - SHEATHING: STRUCTURAL 1	EXTERIOR WALL	100 FASTENERS: 1-3/8 IN. MIN. PENETRATION: 3 IN. SPA @ PANEL EDGES: 12 IN. SPA @ PANEL FELDS	SEE WALL SCHEDULE	MID-HEIGHT	HU 11 @ EA. END OF SW: 2-2X POST @ EA. END OF SW
SHEAR WALL 3: SW3	3/8 IN. WOOD STRUCTURAL PANELS - SHEATHING: OSB OR PLYWOOD	INTERIOR WALL	100 FASTENERS: 1-3/8 IN. MIN. PENETRATION: 3 IN. SPA @ PANEL EDGES: 12 IN. SPA @ PANEL FELDS	SEE WALL SCHEDULE	MID-HEIGHT	HU 8 @ EA. END OF SW: 2-2X POST @ EA. END OF SW
SSW 18X13	SIMPSON STRONG-TIE STEEL STRONG-WALL	SSE DETAILS	SEE DETAILS	NA	--	--
PORTAL FRAME: PF	7/16 IN. WOOD STRUCTURAL PANELS - SHEATHING: OSB OR PLYWOOD	EXTERIOR WALL	SEE DETAIL	SEE WALL SCHEDULE	MID-HEIGHT	--

SECOND/THIRD FLOOR SHEAR WALL SCHEDULE						
ID	DESCRIPTION	LOCATION	FASTENING	STUDS	BLOCKING	REMARKS
SHEAR WALL 2: SW2	7/16 IN. WOOD STRUCTURAL PANEL - SHEATHING: OSB OR PLYWOOD	EXTERIOR WALL	60 WAALBOARD NAIL: 0.092 IN. DA X 1-7/8 IN. LONG (1/4 IN. HEAD) 4 IN. SPA @ PANEL EDGES: 12 IN. SPA @ PANEL FELDS	SEE WALL SCHEDULE	MID-HEIGHT	BEAM: MSTR083 @ EA. END OF SW: 2-2X POST @ EA. END OF SW -- EXTERIOR WALL: MSTR083 @ EA. END OF SW: 2-2X POST @ EA. END OF SW
SHEAR WALL 1: SW1	15/32 IN. WOOD STRUCTURAL PANEL - SHEATHING: STRUCTURAL 1	EXTERIOR WALL	100 FASTENERS: 1-3/8 IN. MIN. PENETRATION: 3 IN. SPA @ PANEL EDGES: 12 IN. SPA @ PANEL FELDS	SEE WALL SCHEDULE	MID-HEIGHT	BEAM: MSTR083 @ EA. END OF SW: 2-2X POST @ EA. END OF SW -- EXTERIOR WALL: HU04 @ EA. END OF SW: 2-2X POST @ EA. END OF SW
PORTAL FRAME: PF	7/16 IN. WOOD STRUCTURAL PANELS - SHEATHING: OSB OR PLYWOOD	EXTERIOR WALL	SEE DETAIL	SEE WALL SCHEDULE	MID-HEIGHT	--

HEADER SPAN & NUMBER JACK STUDS		
SIZE	SPAN (FT-IND)	NO. JACK STUDS
2-2X4	3-1	1
2-2X6	4-6	1
2-2X8	5-9	1
2-2X10	7-0	2
2-2X12	8-1	2
3-2X8	7-2	2
3-2X10	8-9	2
3-2X12	10-2	2
4-2X8	9-0	2
4-2X10	10-1	2
4-2X12	11-9	2

REINFORCEMENT LAP SPLICE SCHEDULE	
HEADER SPAN (FT)	MAX. STUD SPACING (IN IN)
LESS THAN/EQUAL TO 3	1 STUD
4	2 STUDS
8	2 STUDS
12	2 STUDS
16	2 STUDS

FASTENING SCHEDULE		
DESCRIPTION	NUMBER & TYPE OF FASTENER	SPACING AND LOCATION
BLOCKING BETWEEN CEILING JOISTS OR RAFTERS AND TOP PLATE	3-80 COMMON (0.131 IN X 2.5 IN)	TOE NAIL
CEILING JOISTS TO TOP PLATE	3-80 COMMON (0.131 IN X 2.5 IN)	PER JOIST, TOE NAIL
RAFTER OR ROD TRUSS TO PLATE	3-100 COMMON (0.148 IN X 3 IN)	2 TOE NAILS ONE SIDE; 1 TOE NAIL OPPOSITE SIDE
ROOF RAFTERS TO RIDGE, VALLEY OR HIP RAFTERS OR ROOF RAFTER	3-100 COMMON (0.148 IN X 3 IN)	TOE NAIL
STUD-TO-STUD	16D COMMON (0.162 IN X 3.5 IN)	24 IN. O.C. FACE NAIL
STUD-TO-STUD AND ABUTTING STUDS AT INTERSECTING WALL CORNERS	16D COMMON (0.162 IN X 3.5 IN)	16 IN. O.C. FACE NAIL
BUILT-UP HEADER	16D COMMON (0.162 IN X 3.5 IN)	16 IN. O.C. EDGE FACE NAIL
TOP PLATE TO TOP PLATE	16D COMMON (0.162 IN X 3.5 IN)	16 IN. O.C. FACE NAIL
DOUBLE TOP PLATE SPLICE	8-16D COMMON (0.162 IN X 3.5 IN)	FACE NAIL EA. SIDE OF END JOIST MIN 24 IN. LAP SPLICE
BOTTOM PLATE TO JOIST, RIM JOIST, BAND JOIST OR BLOCKING (NOT AT BRACED WALL PANEL)	16D COMMON (0.162 IN X 3.5 IN)	16 IN. O.C. FACE NAIL
TOP OR BOTTOM PLATE TO STUD	4-80 COMMON (0.131 IN X 2.5 IN)	TOE NAIL
TOP PLATES, LAPS AT CORNERS AND INTERSECTIONS	2-16D COMMON (0.162 IN X 3 IN)	FACE NAIL
JOIST TO SILL, TOP PLATE OR GIRDER	3-80 COMMON (0.131 IN X 2.5 IN)	TOE NAIL
RIM JOIST, BAND JOIST OR BLOCKING TO SILL OR TOP PLATE	8D COMMON (0.131 IN X 2.5 IN)	6 IN. O.C. TOE NAIL
BAND OR RIM JOIST TO JOIST	3-16D COMMON (0.162 IN X 3 IN)	END NAIL
BUILT-UP GIRDERS AND BEAMS	10D COMMON (0.148 IN X 3 IN)	24 IN. O.C. FACE NAIL AT TOP AND BOTTOM STAGGERED ON OPPOSITE SIDES
BRIDGING OR BLOCKING TO JOIST	2-8D COMMON (0.131 IN X 2.5 IN)	EA. END/TOE NAIL

STRUCTURAL DRAWING INDEX	
DRAWING	DESCRIPTION
S001	GENERAL NOTES
S002	SCHEDULES
S003	FOUNDATION PLAN
S004	FOUNDATION DETAILS
S005	FOUNDATION DETAILS
S006	FRAMING PLANS
S007	FRAMING PLANS
S008	FRAMING PLANS
S009	DETAILS
S010	DETAILS
S011	DETAILS
S011.1	DETAILS
S012	SPECIAL INSPECTIONS

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JANISTER@SYSTEMATICENGINEERING.COM

5122 CATHEDRAL AVENUE NW
SINGLE FAMILY DETACHED | ADDITION/ALTERATION
2023-01-13

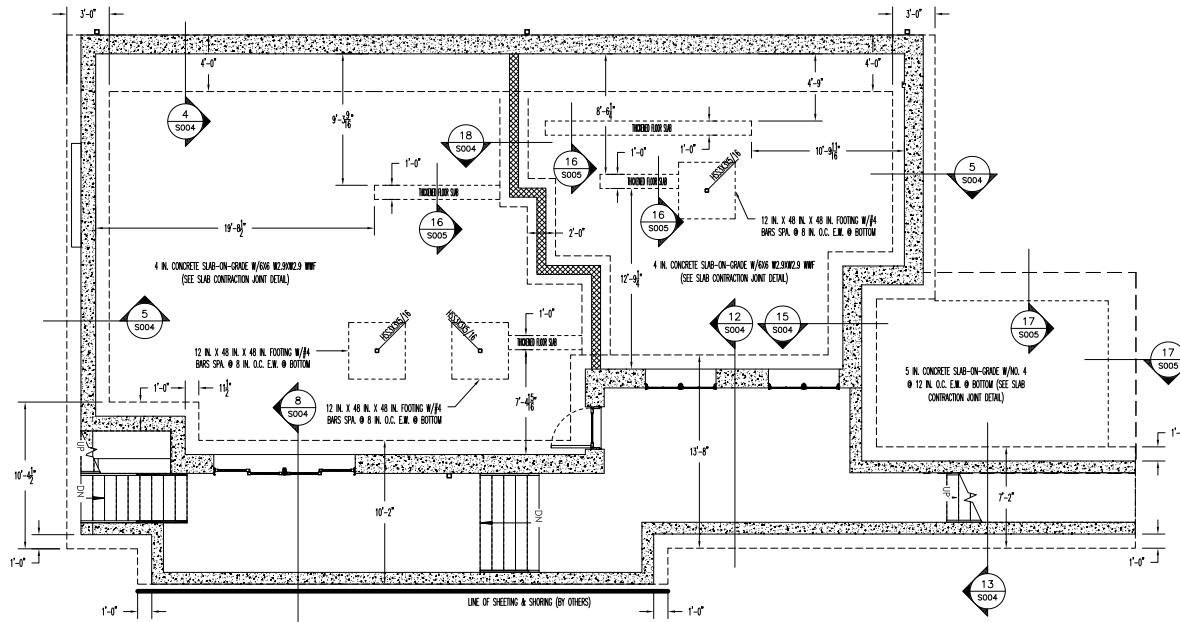
No.	Description	Date
1	DRS REVIEW	2/29/23

S002

SCHEDULES

82814-3057A





FOUNDATION PLAN

$$\frac{1}{4}'' = 1'-0''$$

NOTES:

- 1. SEE SET FOR GENERAL NOTES
- 2. SEE THIS SHEET, SODA & SOS FOR TYPICAL FOUNDATION DETAILS TO BE APPLIED TO THE CONSTRUCTION OF THIS PROJECT.
- 3. SEE SET FOR SPECIAL INSPECTIONS.
- 4. SEE ARCHITECTURAL AND MAP PLANS FOR FOUNDATION REINFORCEMENTS.
- 5. CONCRETE FOUNDATIONS SHALL BE PLATED TO PLACEMENT OF UNDERPINNING FOOTINGS FINAL DEPTH REQUIRED FOR UNDERPINNING FOOTINGS.
- 6. ALL UNDERPINNING FOOTINGS SHALL HAVE DRAPEL INSTALLED AS SHOWN IN DETAIL ON THIS SHEET.
- 7. ALL OPENINGS IN REINFORCED CONCRETE WALLS SHALL HAVE REINFORCED HEADERS AS SHOWN ON SHEET SODA.
- 8. ALL OPENINGS IN REINFORCED CONCRETE WALLS SHALL HAVE REINFORCED HEADERS AS SHOWN ON DETAIL SHEET.

5122 CATHEDRAL AVENUE NW
SINGLE FAMILY DETACHED | ADDITION/ALTERATION

SINGLE FAMILY DETACHED | ADDITION/ALTERATION

The logo for Systematic Engineering LLC features a stylized 'S' icon composed of two overlapping semi-circles, one blue and one grey. Below the icon, the word 'SYSTEMATIC' is written in a bold, sans-serif font, with 'ENGINEERING LLC' in a smaller font underneath.

No.	Description	Date
1	DRRA REVIEW	2/27/23
2	ARCH. WALL REVISIONS	5/08/23
3		10/07/23
4	ARCH. PLAN REVISIONS	07/19/24

S003

FOUNDATION PLAN

82814-3057A



SYSTEMATIC
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STRUCTURAL ENGINEERS
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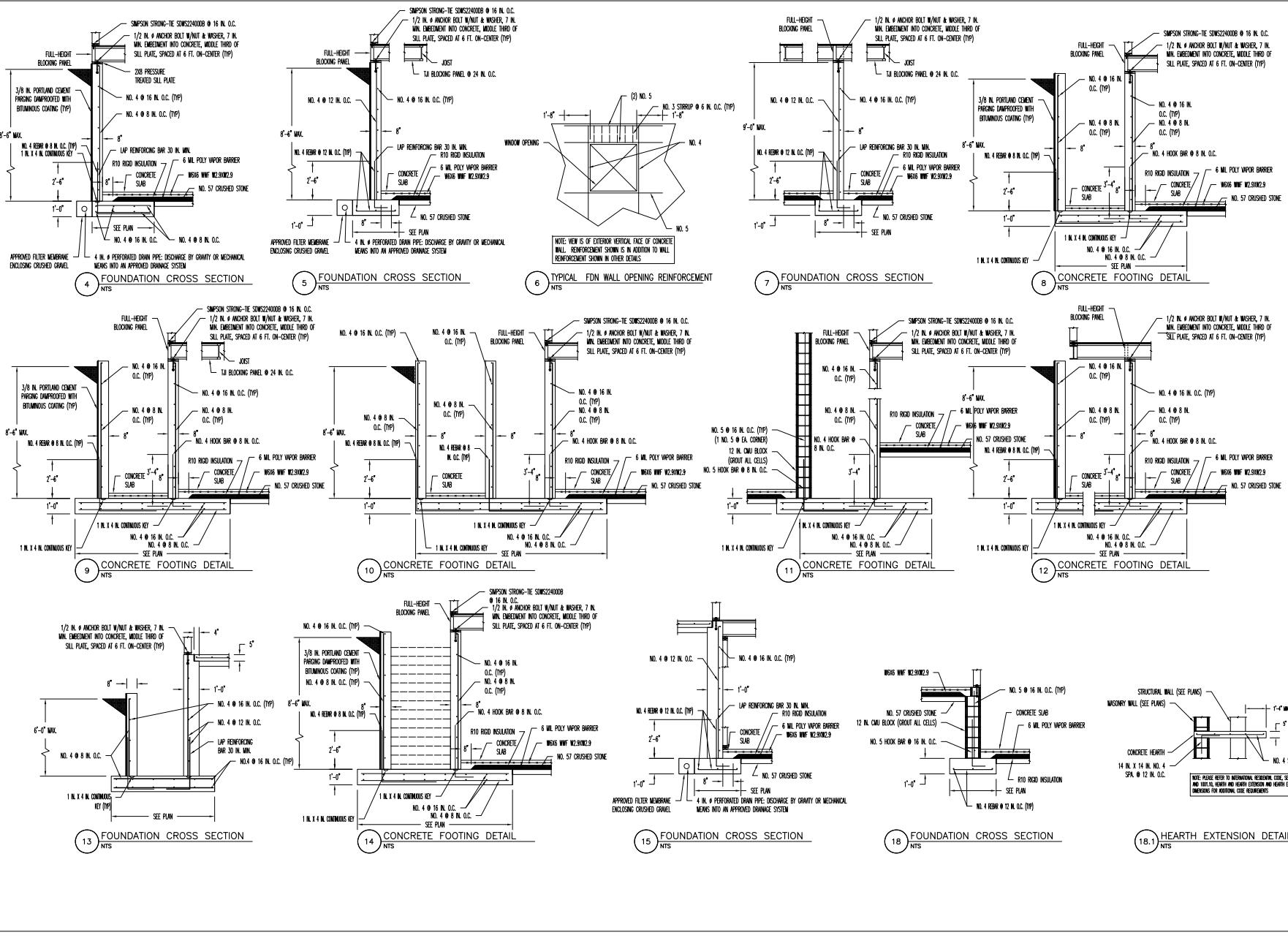
5122 CATHEDRAL AVENUE NW
SINGLE FAMILY DETACHED | ADDITION/ALTERATION

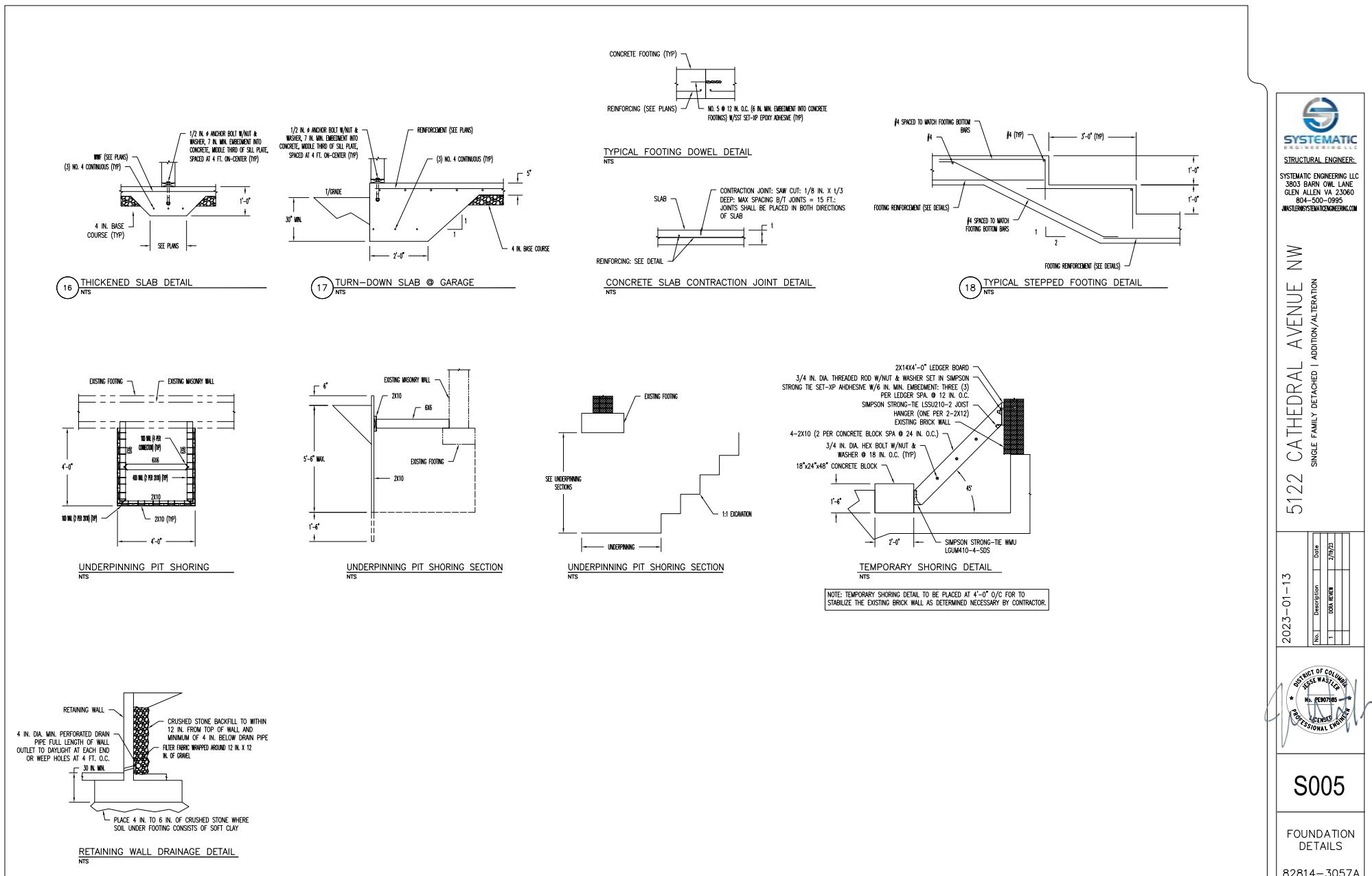
Date	Description	No.	DOB Sheet #
2023-01-13		1	2/27/23



S004

FOUNDATION DETAILS
82814-3057A





NOTES:

1. SEE S001 FOR GENERAL NOTES.
2. SEE S002 FOR SCHEDULES.
3. SEE S009 & S010 FOR TYPICAL DETAILS TO BE APPLIED TO THE CONSTRUCTION OF THIS PROJECT.
4. SW = SHEAR WALL; 1. SW1 = SHEAR WALL 1, SW2 = SHEAR WALL 2, SW3 = SHEAR WALL 3. SEE S002 FOR SCHEDULES.
5. SW = SW IN. SW INDICATES 48-IN. WIDE SHEAR WALL PANEL X FULL HEIGHT OF WALL.
6. PB = POST BELOW.
7. THESE NOTES ARE APPLICABLE TO ALL PLANS ON THIS SHEET.
8. ALL POSTS SHALL BE INSTALLED DOWN FOUNDATION.
9. 3-2X = 3-2X BUILT-UP STUD. SEE SCHEDULE FOR STUD SIZE.
10. FJ1 = T-J 560/11.875 JOIST SPACED AT 16-INCHES ON-CENTER.
11. FJ2 = 2-TJ 560/11.875 JOIST SPACED AT 19-1/2-INCHES ON-CENTER.
12. FJ3 = T-J 560/11.875 JOIST SPACED AT 16-INCHES ON-CENTER.
13. FJ4 = T-J 560/11.875 SPA. Ø 12 IN. O.C.
14. FJ5 = 2-TJ 560/11.875 SPA. Ø 16 IN. O.C.
15. FJ6 = 2-TJ 560/11.875 SPA. Ø 16 IN. O.C.



5122 CATHEDRAL AVENUE NW

SINGLE FAMILY DETACHED | ADDITION/ALTERATION

2023-01-13	
No.	Description
1	DOB REVIEW
2	ARCH. WALL REVISIONS
3	ARCH. WALL REVISIONS
4	ARCH. PLAN REVISIONS

INSTITUTE OF COLUMBIAN
LICENSED PROFESSIONAL ENGINEER
MC PENOTRIS

S006

FRAMING PLANS

82814-3057A

