GENERAL NOTES

1. ALL WORK SHALL COMPLY WITH THE CODES SHOWN ON BUILDING CODE ANALYSIS
2. CONCRETE: ALL CONCRETE SHALL BE MIXED & PLACED IN ACCORDANCE WITH THE A.C.I. BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE (ACI 318-72) CONCRETE SHALL ATTAIN AN ULTIMATE COMPRESSIVE STRENGTH AT 28 DAYS OF 3000 PSI.
3. FOOTING: FOOTING SHALL BE PLACED ON UNDISTURBED SOIL AND SHALL EXTEND INTO THE UNDISTURBED SOIL A MINIMUM OF 1'-0" BOTTOM OF FOOTING SHALL BE 2'-6" MIN. BELOW FINISHED GRADE
4. WELDING: ALL WELDING SHALL BE IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE AMERICAN WELDING SOCIETY.
5. REINFORCING STEEL: REINFORCING STEEL SHALL BE IN ACCORDANCE WITH ASTM 615 GRADE 60.
6. ALL WOOD JOIST SHALL BE TREATED FOR TERMITES.
7. THE SPECIES/GRADES FOR LUMBER SHALL BE SPRUCE-PINE-FIR # 1.
8. ALL NOTES ARE TYPICAL FOR SIMILAR CONDITIONS THROUGHOUT THE PLANS
9. ALL FIELD CONDITIONS MUST BE PER THE ADOPTED CODE OR IF ENGINEERED PRODUCTS ARE USED MUST BE PER THE MANUFACTURER AND DOCUMENTATION MUST BE PROVIDED TO THE FIELD INSPECTOR.
10. DUCTWORK SHALL BE LOCATED IN BULKHEAD AS HIGH AS POSSIBLE
11. ALL APPLIANCES IN UNITS 1 THRU 6 ARE ELECTRICAL.
12. CONTRACTOR AND OWNER SHALL INSTALL A WINDOW WITH CLEAR OPENING OF 5.7 SQUARE FEET AT EVERY SLEEPING AREA, (WINDOW TYPE (A)) LOCATED AT 44" AFF.
13. SECTION 1107.7.2 MULTISTORY UNITS NO PROVIDING ELEVATOR IS NOT REQUIRED TO BE TYPE B UNIT. (PER ORIGINAL DESIGN OF THE BUILIDNG).
14. DURING CONSTRUCTION PROCESS PORTABLE FIRE EXTINGUISERS WITH A MINIMUM RATING OF 1-A: 10-B: C MUST BE INSTALLED IN EACH FLOOR.
15. PROVIDE PORTABLE FIRE EXTINGUISHERS WITH A MINIMUM RATE OF 1-A:10-B:C TYPE 2-A MUST BE INSTALLED IN EACH FLOOR SEE FLOOR PLANS ON A-1.
16. THE CLEARANCE BETWEEN THE FLOOR AND THE BOTTOM OF THIS EXTINGUISHER MUST NOT BE LESS THAN 4 INCHES.
17. SOUND TRANSMISSION CLASS (STC) NOTES:
    APPLY THIS NOTES TO COMMON INTERIOR WALLS, PARTITIONS, AND FLOOR/CEILING ASSEMBLIES BETWEEN ADJACENT DWELING UNITS AND SLEEPING UNITS OR BETWEEN DWELING UNITS AND SLEEPING UNITS AND ADJACENT PUBLIC AERA SUCH AS HALLS, CORRIDORS, STAIRS, SERVICE AREAS.
    INTERIOR SOUND. WALLS PARTITIONS AND FLOOR/CEILING ASSEMBLIES SEPARATING DWELING UNITS ANS SLEEPING UNITS FROM EACH OTHER OR FROM PUBLIC OR SERVICE AREAS SHALL HAVE A SOUND TRASMISSION CLASS (STC) OF NOT LESS THAN 50 (FIELD TESTED)FOR AIR BORN NOISE. WHEN TESTED IN ACCORDANCE WITH ASTM E90. WALLS, PARTITIONS AND FLOOR/CEILING ASSEMBLIES. PENETRATIONS OR OPENINGS IN CONSTRUCTION ASSEMBLIES FOR PIPING, ELECTRICAL DEVICES, RECESSED CABINTES, BATHTUBS, SOFFITSOR HEATING VENTILATING OR EXHAUST DUCTS SHALL BE SEALED, LINED, INSULATED OR OTHERWISE TREATED TO MAINTAIN THE REQUIRED RATING, THIS REQUIREMENT SHALL NOT APPLY TO ENTRANCE DOOR, HOWEVER THE ENTRANCE DOOR SHALL BE TIGHT FITTING TO THE FRAME AND SILL.
    STRUCTURE-BORNE SOUND. FLOOR/CEILING ASSEMBLIES BETWEEN DWELING UNITS AND SLEEPING UNITS OR BETWEEN A DWELING UNITS OR SLEELING UNIT AND A PUBLIC OR SERVICE AREA WITHIN THE STRUCTURE SHALL HJAVE AB IMPACT INSULATION DLASS RATING OF NOT LESS THAN 50 OR NOT LESS THAN 45 IF FIELD TESTED, WHEN TESTED IN ACORDANCE WITH ASTM E492.
18. THIS BUILDING SHALL BE FULLY SPRINKLER WITH WET SYSTEM NFPA 13R, FOR ADDITIONAL DETAILS AND TECHNICAL DATA SEE SPRINKLER DRAWINGS BY OTHERS.

INDEX OF DRAWING

SCOPE OF WORK

- FIRST & SECOND FLOOR ALTERATION
- 5'x33' TWO STORY ADDITION
- 41'x33' THIRD LEVEL ADDITION.
- NEW ELECTRICAL SYSTEM
- NEW HVAC SYSTEM
- NEW PLUMBING SYSTEM

SCOPE OF IEBC ALTERATION LEVEL 3

DESIGN LOADS

LOCATION	UNIFORM PSF
FLOOR (LIVING UNITS)	40
ROOF	30
GROUND SNOW	25

WIND SPEED:
BASIC SPEED -115 (3-SECOND GUST WIND SPEED)
WIND LOAD IMPORTANCE -1
WIND EXPOSURE CATEGORY B
INTERNAL & CLADDING DESIGN WIND PRESSURE ±0.18

SEISMIC DESIGN CATEGORY	B

FLOOD DESIGN DATA: +2' ABOVE BASE FLOOD ELEVATION PER FLOOD ELEVATION IN FEMA MAP.

BUILDING CODE ANALYSIS

APPLICABLE CODES:
2017 DISTRICT OF COLUMBIA BUILDING CODE
2017 DCMR12A CODE.
2015 ICC INTERNATIONAL BUILDING CODE W/DC AMENDMENTS.
2017 D.C. GREEN CONSTRUCTION CODE
2017 D.C. ENERGY CONSERVATION CODE
2017 D.C. FIRE CODE
2017 D.C. MECHANICAL CODE
2017 D.C. PLUMBING CODE
2017 ICC EXISTING BUILDING CODE
2017 ICC FUEL GAS CODE
2011 NATIONAL ELECTRICAL CODE
2017 ICC FIRE CODE

2017 DCMR 2015 IBC USE & OCCUPANCY CLASIFICATION	R-2
NFPA 101 TENANT OCCUPANCY CLASIFICATION	RESIDENTIAL USE (APARTMENT BUILDING)
SEPARATED MIXED USE PER IBC/NFPA	N
CONSTRUCTION TYPE	V-A (1 HR)
ZONING	RA-1
BLDG. NUMBER OF STORIES ABOVE GRADE WITH EXIST. BASEMENT.	2
HIGH RISE	NO
FIRE ALARM SYSTEM	Y
FULLY SPRINKLED	YES (WET SYSTEM NFPA 13R)

TOTAL BUILDING S.F.:

SECOND FLOOR	UNIT 3 - 658 SF	UNIT 5 - 658 SF
FIRST FLOOR	UNIT 1 - 684 SF	UNIT 2 - 684 SF
BASEMENT	UNIT 5 - 652 SF	UNIT 6 - 652 SF

TOTAL ALTERATION AND ADDITION PER IEBC 3985F

MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS

USE	LIVE LOAD
ATTIC WITHOUT STORAGE	10 PSF
JOIST-SLEEPING AREAS LL	30 PSF
JOIST-NONSLEEPING AREAS LL	40 PSF
ROOMS OTHER THAN SLEEPING ROOMS	40
STAIRS	40
SLEEPING ROOMS	30

SYMBOLS AND ABBREVIATIONS

INTERIOR ELEVATION REFERENCE
(A) WINDOW & DOOR DESIGNATION
FLOOR LEVEL
1 PARTITION OR WALL TYPE
WOODEN 2"x4" STUDS
BAT INSUL. OR SOUND ATTENUATION BLANKET
GYPSUM BOARD WALL
EARTH
EXISTING CONSTRUCTION TO REMAIN
EXISTING FIXTURE OR WALL TO REMOVE
NEW CONSTRUCTION
SD CO SMOKE DETECTOR/CARBON MONOXIDE
FAN No. 1
4 TYPICAL WALL BRACE PANEL (WBL-X)

@	AT		
AHU	AIR HANDLING UNIT		
A.F.F.	ABOVE FINISHED FLOOR		
A.F.G.	ABOVE FINISHED GRADE		
ABV.	ABOVE	GYP. BD.	GYPSUM BOARD
APPROX.	APPROXIMATE	H.M.	HOLLOW METAL
BLDG.	BUILDING	HGT.	HEIGHT
C.M.U.	CONCRETE MASONRY UNIT	HORIZ.	HORIZONTAL
CLG.	CEILING	IN.	INCH
CL.	CLOSET	INSUL.	INSULATION
CONC.	CONCRETE	INT.	INTERIOR
CU-	CONDENSING UNIT	J.B.	JUNCTION BOX
CONST.	CONSTRUCTION	KIT.	KITCHEN
CONT.	CONTINUOUS	LAV.	LAVATORY
D/W	DISHWASHER		
DEMO	DEMOLITION		
DIA.	DIAMETER		
DIM.	DIMENSION		
DN.	DOWN		
DWG.	DRAWING		
EA.	EACH		
ELEV.	ELEVATION		
ELECT.	ELECTRICAL		
EQUIP.	EQUIPMENT		
EXIST.	EXISTING		
FIN.	FINISH		
FIXT	FIXTURE		
FLR.	FLOOR		
HDR	HEADER		
SF	SQUARE FEET		
PWDR	POWDER		

OCCUPANCY LOAD

RESIDENTIAL	OCCUPANT LOAD FACTOR	SQUARE FT.	# OF OCCUPANT
UNIT-1	200	684	4
UNIT-2	200	684	4
UNIT-3	200	658	4
UNIT-4	200	658	4
UNIT-5	200	652	4
UNIT-6	200	652	4
		TOTAL =	24

INSULATION & FENESTRATION BY COMPONENT 402.1.2

2017 RESIDENTIAL ENERGY CODE

CLIMATE ZONE	FENESTRATION U-FACTOR	SKYLIGHT U-FACTOR	GLAZED FENESTRATION SHGC	BSMNT. WALL R-VALUE	CEILING R-VALUE	WOOD FRAME WALL R-VALUE	FLOOR FRAME R-VALUE
4A	0.30	0.55	0.40	13 CAVITY	SEE NOTE 4 BELOW	19 IN CAVITY +5 CONTINUOUS	R-25 + R-5 CONTINUOUS

1. U-FACTORS OF FENESTRATION PRODUCTS ARE DETERMINED IN ACCORDANCE WITH THE NFRC OR THE DEFAULT TABLE VALUES.
2. SHGC FACTORS OF FENESTRATION PRODUCTS ARE DETERMINED IN ACCORDANCE NFRC 400.
3. FENESTRATION LISTED ND LABELED DOES NOT EXCEED CODE LIMITS PER WITH THE NFRC OR THE DEFAULT TABLE VALUES.
4. FLOOR/CEILING ASSEMBLIES BETWEEN DWELLING UNITS OR BETWEEN A DWELLING UNIT AND PUBLIC AREAS WITHIN A STRUCTURE SHALL HAVE AN IMPACT INSULATION CLASS (IIC) RATING OF NOT LESS THAN 50 (45 IF FIELD TESTED) WHEN TESTED IN ACCORDANCE WITH ASTM E 492 STRUCTURE-BORNE SOUND.

DESIGN CRITERIA

GROUND SNOW LOAD	WIND SPEED MPH	SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGED			WINTER DESIGN TEMP.	ICE SHIELD UNDER LAYMENT REQUIRED	FLOOD HAZARD	AIR FZ. INDEX	MEAN ANNUAL TEMP.
			WEATHERING	FROST LINE TEMP.	TERMITE					
						15° F	YES	07-2-1979	300	50° F
25 PSF	115 MPH	B	SEVERE	30 IN.	MODERATE TO HEAVY	15° F	YES	07-2-1979	300	50° F

ENERGY REVIEW NOTES

1. R401.2 THIS PROJECT SHALL COMPLY WITH SECTIONS 401 THRU R405 SECTION R406 2017 RESIDENTIAL ENERGY CODE.
2. R401.3 A PERMANENT CERTIFICATE SHALL BE COMPLETED AND POSTED ON THE ELECTRICAL DISTRIBUTION PANEL BY BUILDER. THE CERTIFICATE SHALL LIST ALL THE R-VALUES OF INSULATION IN ATTIC, WALLS, FLR., U FACTORS FOR FENESTRATION & THE SOLAR HEAT GAIN COEFFICIENT (SHGC) OF FENESTRATION AND THE RESULTS OF TESTS FOR AIR LEAKAGE AND DUCT SYSTEM. FOR ADDITIONAL INFO, SEE 2017 DC ENERGY CODE.

2 R402.4 AIR LEAKAGE THIS THERMAL BUILDING ENVELOPE SHALL BE CONSTRUCTED TO LIMIT AIR LEAKAGE IN ACCORDANCE W/ THE REQUIREMENTS OF SECTIONS R402.4.1 THRU R402.4.5.

3. R402.4.1.1 INSTALLATION. THE COMPONENETS OF THE BUILDING THERMAL ENVELOPE AS LISTED IN TABLE R402.4.1.1 SHALL BE INSTALLED IN ACCORDANCE WITH THE MFR'S INSTRUCTIONS AND THE CRITERIA LISTED IN TABLE R402.4.1.1 THIRD PARTY SHALL INSPECT AND VERIFY COMPLIANCE. (SEE SCHEDULE AT RIGHT).
4. R402.4.1.2 TESTING SHALL COMPLY WITH TABLE R402.4.1.2 TESTING SHALL BE CONDUCTED IN ACCORDANCE WITH RESNET/ICC 380, ASTM E779 OR ASTM E1827
   AND REPORTED AT PRESSURE OF 0.2" W.G. TESTING SHALL BE DONE BY THIRD PARTY FOR ADDITIONAL SEE 2017 ENERGY CODE.
5. R402.4.3. FENESTRATION AIR LEAKAGE. WINDOWS SHALL HAVE AN AIR INFILTRATION RATE OF NO MORE THAN 0.3 CFM PER S.F. & SWING DOORS NO MORE THAN 0.5 CFM PER S.F. WHEN TESTED ACCORDING TO NFRC 400 OR AAMA/WDMA/CSA 101/I.S.2/A440 BY AN ACCREDITED INDEPENDENT LABORATORY AND LISTED AND LABELED BY THE MFR.
6. R402.5 MAXIMUM FENESTRATION U FACTOR AND SHGC. THE AREA WEIGHTED AVERAGE MAXIMUM FENESTRATION U FACTOR PERMITTED USING TRADE-OFFS FROM SECTION R402.1.5 OR SHALL BE 0.40 FOR VERTICAL FENESTRATION..
7. R403.1. CONTROLS - ONE THERMOSTAT SHALL BE PROVIDED FOR THIS HEATING & COOLING SYSTEM.
8. R403.1.1 PROGRAMMABLE THERMOSTAT - SEE NOTE 12 ON M01 ENERGY REVIEW NOTES.
9. R403.3.5. BUILDING CAVITIES SHALL NOT BE USED AS DUCTS OR PLENUMS.
11. R402.4.5 RECESSED LUMINAIRES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO LIMIT AIR LEAKAGE BETWEEN CONDITIONED AND UNCONDITIONED SPACES. RECESSED LUMINARIES SHALL BE IC-RATED AND LABELED AS HAVING AN AIR LEAKAGE RATE NO GREATER THAN 2.0 CFM WHEN TESTED IN ACCORDANCE WITH ASTM E283 AT A PRESSURE DFERENCIAL OF 1.57 PSF RECESSED LUMINARIES SHALL BE SEALED WITH A GASKET OR CAULKED BETWEEN THE HOUSING AND THE INTERIOR WALL OR CEILING COVERING.
12. R402.6. COOL ROOF REQUIREMENTS. ROOF COVERINGS FOR ROOF SLOPE LESS THAN OR EQUAL TO 2 UNITS VERTICAL 12 UNITS HORIZONTAL FOR BUILDINGS A MINIMUM OF 75% OF THE ENTIRE ROOF SURFACE NOT USED FOR PENERTATIONS RENEWABLE ENERGY POWER SYSTEMS (PHOTOVOLTAICS OR SOLAR THERMAL COLLECTORS) HARVESTING SYSTEM FOR RAINWATER TO BE USED ON-SITE OR GREEN ROOFING SYSTEM SHALL BE COVERED WITH PRODUCTS THAT COMPLY WITH ONE OR BOTH OF THE FOLLOWING:
    A) HAVE A 3 YEAR AGED SOLAR REFLECTIVE INDEX OF NOT LESS THAN 64.
    B) COMPLY WITH THE CRITERIA FOR ROOF PRODUCTS AS DEFINED IN ENERGY STAR PROGRAM REQUIREMENTS, PRODUCT SPECIFICATION FOR ROOF PRODUCTS ELIGIBILITY CRITERIA.
13. R402.6.1 SOLAR REFLECTIVE INDEX- INITIAL AND AGED VALUES OF THE SRI SHALL BE CALCULATED IN ACCORDANCE WITH ASTM S1980 FOR MEDIUM SPEED WIND CONDITIONS USING A CONVECTION COEFFICIENT OF (2.1 BTU/(H.FT . °F)). THE SRI SHALL BE BASED UPON SOLAR REFLECTANCE AS MEASURED IN ACCORDANCE WITH ASTM E1018 OR ASTM C1549 & THERMAL EMMITANCE AS MEASURED IN ACCORDNACE WITH ASTM E408 OR ASTM C1371 FOR ROOFING PRODUCTS. THE VALUES FOR SOLAR REFLECTANCE AND THERMAL EMMITANCE SHALL BE DETERMINED BY A LABORATIORY ACCREDITED BY THE NATIONALLY RECOGNIZED ACCREDITATION ORGANIZATION SUCH AS THE COOL ROOF RATING COUNCIL CRRC-1 PRODUCT RATING PROGRAM AND SHALL BE LABELED AND CERTIFIED BY THE MANUFACTURER.
14. R404.1 LIGHTING EQUIPMENT NOT LESS THAN 85 PERCENT OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH-EFFICIENCY LAMPS OR NOT LESS THAN THE 85 PERCENT OF THE PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL CONTAIN ONLY HIGH-EFFICIENCY LAMPS, ARE EITHER LED, COMPACT FLUORESCENT LAMPS (CFLs) T-8 OR SMALLER DIAMETER LINEAR FLUORESCENT LAMPS OR LAMPS WITH A MINIMUM EFFICACY OF:
    A) 60 LUMENS PER WATT FOR LAMPS OVER 40 WATTS.
    B) 50 LUMENS PER WATT FOR LAMPS OVER 15 WATTS TO 40 WATTS.
    C) 40 LUMENS PER WATT FOR LAMPS 15 WATTS OR LESS.

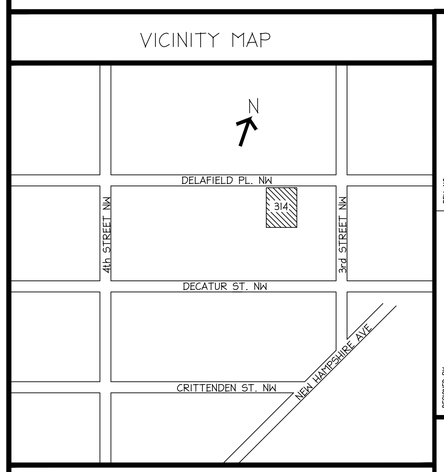
BRAILLE EXIT SIGN NOTES

1013.4 RAISED CHARACTER & BRAILLE EXIT SIGNS - INSTALL TACTILE EXIT SIGNS AS REQUIRED AT THE FOLLOWING LOCATIONS(COMMON AREAS ONLY):

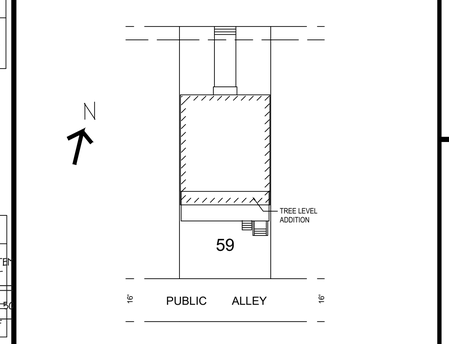
A) WHEREVER BASIC PROVISIONS REQUIRE EXIT SIGN FROM A ROOM OR AREA TO A CORRIDOR OR HALLWAY. THE TACTILE EXIT SIGN SHALL HAVE THE WORD "EXIT ROUTE".
B) EACH GRADE-LEVEL EXIT DOOR. THE TACTILE EXIT SIGN SHALL HAVE THE WORD "EXIT".
C) EACH EXIT DOOR THAT LEADES DIRECTLY TO A GRADE-LEVEL EXTERIOR EXIT BY MEANS OF A STAIRWAY OR RAMP. THE TACTILE EXIT SIGN SHALL HAVE THE FOLLOWING WORDS AS APPROPRIATE.
   "EXIST STAIR DOWN"
   "EXIT RAMP DOWN"
   "EXIT STAIR UP"
   "EXIT RAMP UP"
D) EACH EXIT DOOR THAT LEADS DIRECTLY TO A GRADE-LEVEL EXTERIOR EXIT BY MEANS OF AN EXIT ENCLOSURE OR AN EXIT PASSAGEWAY. THE TACTILE EXIT SIGN SHALL HAVE THE WORDS ©EXIT ROUTE.

DISTRICT OF COLUMBIA
GAYLL A. WORSLEY
ARC101415
REGISTERED
ARCHITECT

VICINITY MAP



KEY PLAN



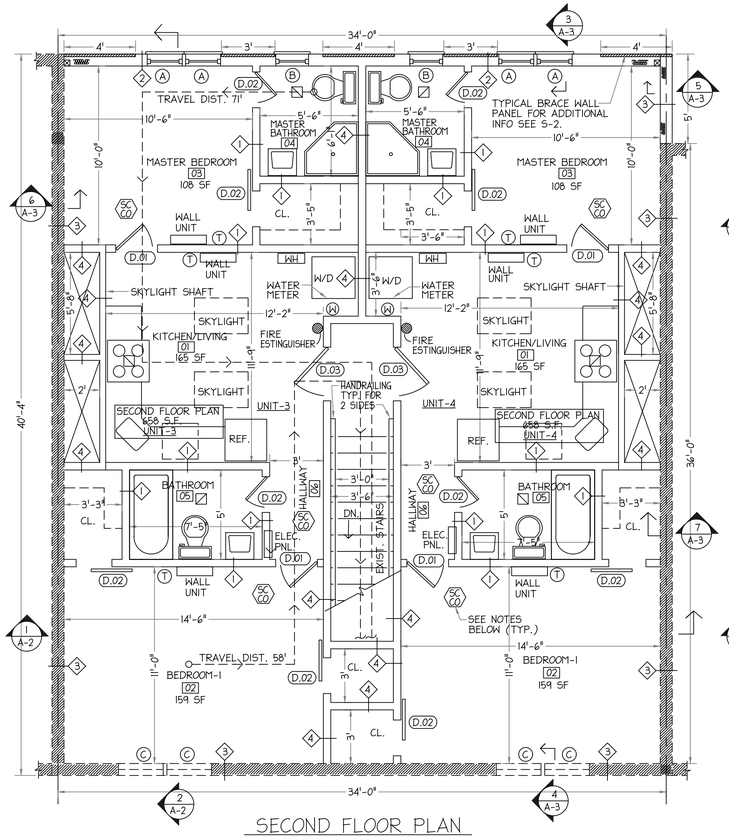
REV. NO.
DESIGNED BY:
DRAWN BY:
SCALE:
DATE:

CABIESES APARTMENTS ADDITION
314 DELAFILED PLACE NW.
WASHINGTON, DC. 20011

TILE: COVER SHEET

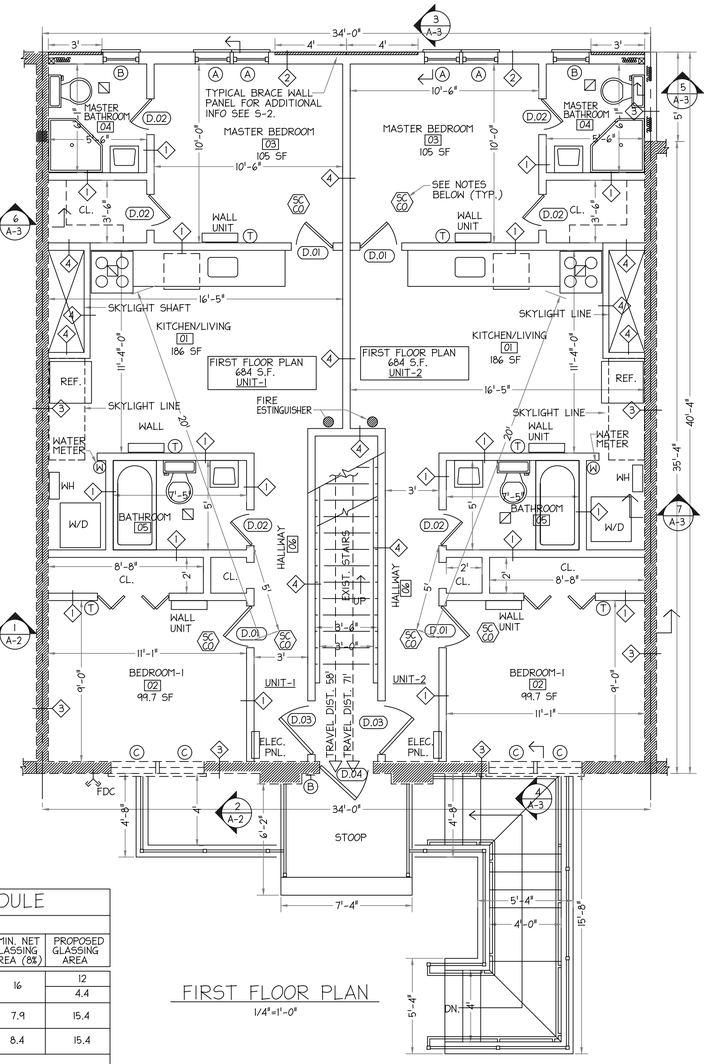
STRUCTURAL	MPE	ARQUITECTURE
QUINTON E WORRELL PE.	ELIYAS ABETEW PE.	GAYLL WORSLEY ARCHITECT
4 TORRANCE CT.	4004 ELBY ST.	5509 ILLINOIS AVE. N.W.
KENSINGTON MD 20895	SILVER SPRING MD 20906	WASHINGTON DC. 20011
TEL: 202-746-9675	TEL: 301-518-5602	TEL: 202-491-8309

DWG # A-0



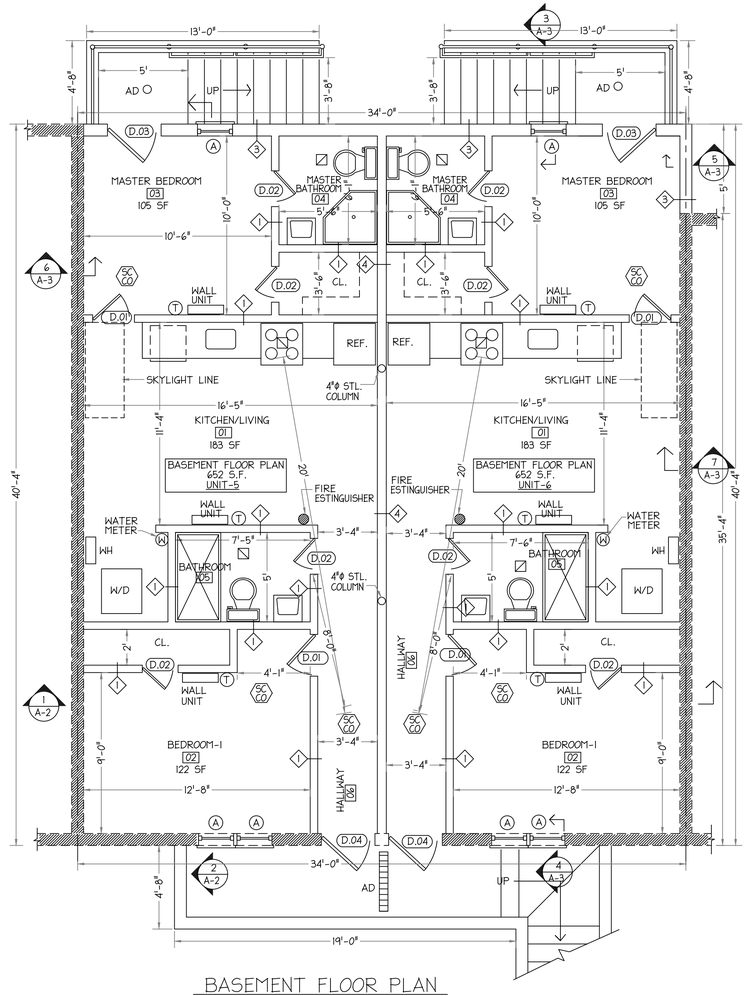
SECOND FLOOR PLAN

1/4"=1'-0"



FIRST FLOOR PLAN

1/4"=1'-0"



BASEMENT FLOOR PLAN

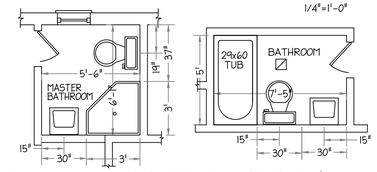
1/4"=1'-0"

NATURAL LIGHT SCHEDULE

RM. No.	ROOM NAME	SQ. FT.	METHOD	MIN. NET GLASSING AREA (8%)	PROPOSED GLASSING AREA
UNITS 1 & 2					
01	KITCHEN/LIVING	200	SKYLIGHT	16	12
			DOOR		4.4
02	BEDROOM-1	99.7	WINDOW	7.9	15.4
03	MASTER BEDROOM	105	WINDOW	8.4	15.4
UNITS 3 & 4					
01	KITCHEN/LIVING	165	SKYLIGHT	13.2	12
			DOOR		4.4
02	BEDROOM-1	159	WINDOW	12.7	15.4
03	MASTER BEDROOM	108	WINDOW	8.6	15.4
UNITS 5 & 6					
01	KITCHEN/LIVING	155	SKYLIGHT	12.4	12
			DOOR		4.4
02	BEDROOM-1	109	WINDOW	8.7	15.4
03	MASTER BEDROOM	122	WINDOW	9.76	15.4

ROOM FINISH SCHEDULE UNITS 1 THRU 6

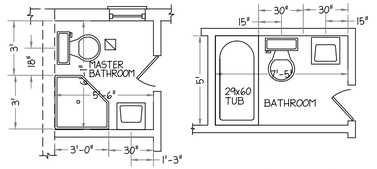
RM. No.	ROOM NAME	FLOOR	BASE MATL.	BASE HT.	WALLS MATL.	WALLS FIN.	CEILING MATL.	CEILING FIN.	CEILING HT.	WALL & CEILING FINISH CLASS
01	KITCHEN/LIVING	HARDWOOD	WOOD	4"	GWB	PAINTED	GWB	PAINTED	8'-0"	A, B OR C
02	BEDROOM-1	HARDWOOD	WOOD	4"	GWB	PAINTED	GWB	PAINTED	8'-0"	A, B OR C
03	MASTER BEDROOM	HARDWOOD	WOOD	4"	GWB	PAINTED	GWB	PAINTED	8'-0"	A, B OR C
04	MASTER BATHROOM	CERAMIC TILE	WOOD	4"	GWB	PAINTED	GWB	PAINTED	8'-0"	A, B OR C
05	BATHROOM	CERAMIC TILE	WOOD	4"	GWB	PAINTED	GWB	PAINTED	8'-0"	A, B OR C
06	HALLWAY	HARDWOOD	WOOD	4"	GWB	PAINTED	GWB	PAINTED	8'-0"	A, B OR C



TYPICAL BATHROOMS UNITS 3 & 4

1/4"=1'-0"

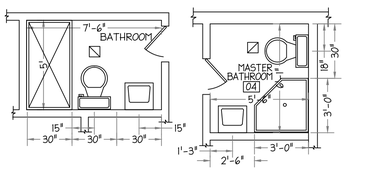
FOR UNIT 4 USE MIRROR IMAGE DETAIL PLAN



TYPICAL BATHROOMS UNITS 1 & 2

1/4"=1'-0"

FOR UNIT 2 USE MIRROR IMAGE DETAIL PLAN



TYPICAL BATHROOMS UNITS 5 & 6

1/4"=1'-0"

FOR UNIT 6 USE MIRROR IMAGE DETAIL PLAN

PROTECTION OF PEDESTRIANS

HEIGHT OF CONSTRUCTION	DISTANCE FROM CONSTRUCTION LOT LINE	TYPE OF PROTECTION REQUIRED
MORE THAN 8'	5' OR MORE	BARRIER

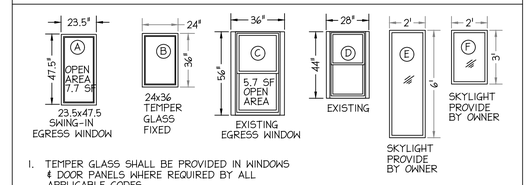
PROTECTION OF ADJOINING PROPERTY

ADJOINING PUBLIC AND PRIVATE PROPERTY SHALL BE PROTECTED FROM DAMAGE DURING CONSTRUCTION, REMODELING & DEMOLITION WORK. PROTECTION SHALL BE PROVIDED FOR FOOTINGS FOUNDATIONS PART WALLS, CHIMNEYS, SKYLIGHTS AND ROOFS. PROVISIONS SHALL BE MADE TO CONTROL WATER RUNOFF & EROSION DURING CONSTRUCTION OR DEMOLITION ACTIVITIES. CONTRACTOR AND OWNERS MAKING THE EXCAVATION SHALL NOTIFY THE ADJOINING PROPERTY OF THE EXCAVATION IS TO BE MADE AND THE ADJOINING BUILDING SHALL BE PROTECTED. SAID NOTIFICATION SAHLL BE DELIVERED NOT LESS THAN 10 DAYS PRIOR TO THE SCHEDULED STARTING DATE OF THE CONSTRUCTION.

SMOKE DETECTOR NOTES

- WIRED BATTERY PERMANENTLY WIRED PER ELECTRICAL PLANS
SMOKE DETECTORS INSIDE EACH BEDROOM, THE IMMEDIATE VICINITY OF THE BEDROOMS, ON EACH STORY, INCLUDING BASEMENT, THEY SHALL BE NOT LESS THAN 3' FROM THE DOOR OPENING OF A BATHROOM, THEY SHALL BE AT LEAST 20' FROM COOKING APPLIANCE, PER MFR SPSECIFICATIONS
THEY SHALL BE AT LEAST 3' FROM SUPPLY REGISTER OF HEATING/COOKING SYSTEMS, PER MFR SPECIFICATIONS.
THEY SHALL BE AT LEAST 3' FROM TIP OF THE BLADE OF A CEILING-MOUNTED FAN. PER MFR SPECIFICATIONS.

WINDOW & SKYLIGHT SCHEDULE

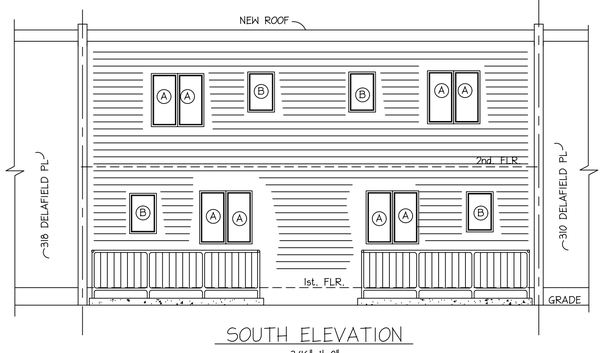


1. TEMPER GLASS SHALL BE PROVIDED IN WINDOWS & DOOR PANELS WHERE REQUIRED BY ALL APPLICABLE CODES.
2. ONE INCH THICK INSULATION GLASS UNITS SHALL BE USED FOR GLASSING.
3. WINDOW DESIGN BASED ON "AMERICAN CRAFTSMAN" DOUBLE PANE WITH LOW-E VINYL FRAME OVER HUNG OR EQUAL. (SEE SPECS.)
4. U-FACTOR 0.29 PER TABLE C402.3 IECC 2012 CLIMATE ZONE 4 SHGC ORIENTATION SOUTH & EAST 0.40.
5. PER TABLE C402.4.3 MAX. AIR LEAKAGE RATE 0.20 (CFM/SF) TEST PROCEDURE AAMA/WDMA/ OR NFRC 400.
6. NEW WINDOWS REQUIRE TO BE INSTALLED WITH PROPER INSULATION AND CAULK SEALING OPENINGS PER C402.4.1.1.
7. WINDOW (C) (EGRESS WINDOW) WITH AN OPERABLE AREA OF 5.7 SQUARE FEET, 24"x20" OPEN AREA. BOTTOM OF OPENING TO FLOOR LEVEL 30".
8. WINDOW (A) IS OPERABLE FROM THE INSIDE TO PROVIDE A FULL CLEAR OPENING WITHOUT THE USE OF A KEY OR TOOLS.
9. NO BASEMENT WORK IS UNDER THIS PERMIT. NO WINDOW WELLS ARE UNDER THIS PERMIT.

SCALE: AS NOTED	CABIESES APARTMENTS - ADDITION 314 DELAFIELD PLACE NW WASHINGTON, DC. 20011	DRAWN BY: F.C.
DATE: 05-15-2025		DWG #
FLOOR PLANS		A-1

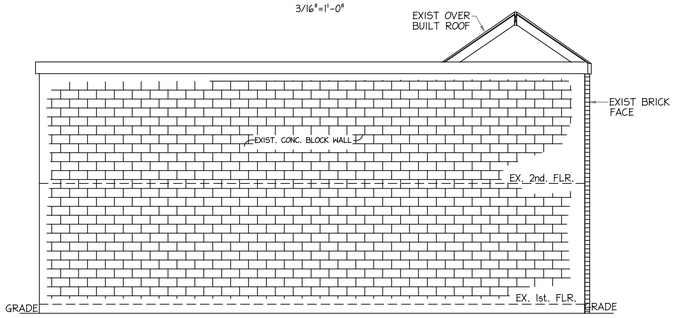
NORTH ELEVATION

3/16"=1'-0"



SOUTH ELEVATION

3/16"=1'-0"



EAST ELEVATION

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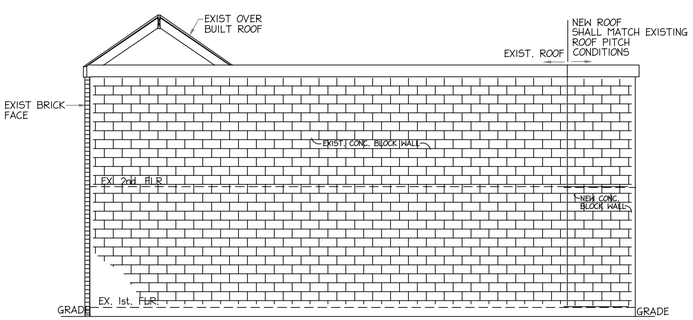
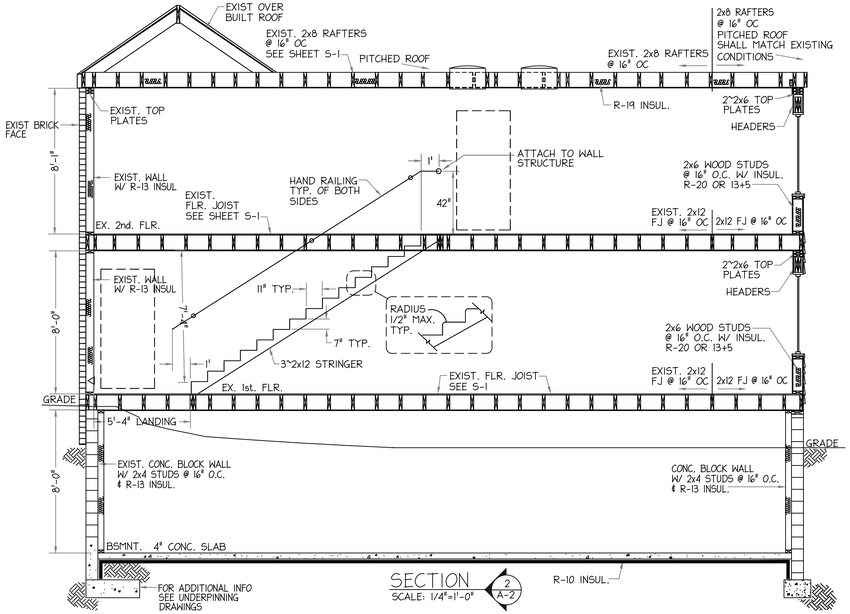
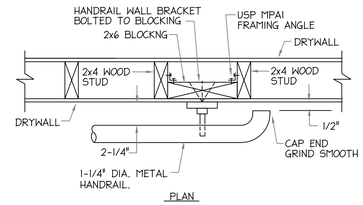


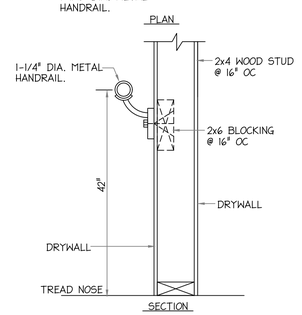
WEST ELEVATION



SECTION

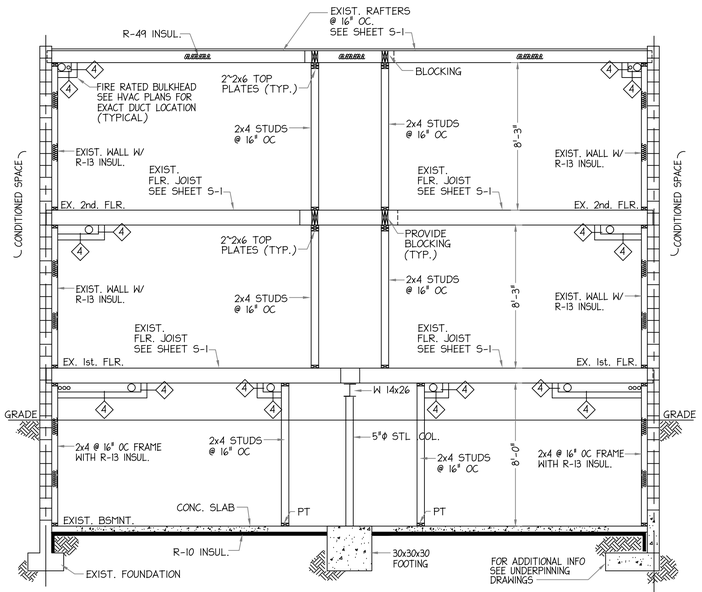
SCALE: 1/4"=1'-0"





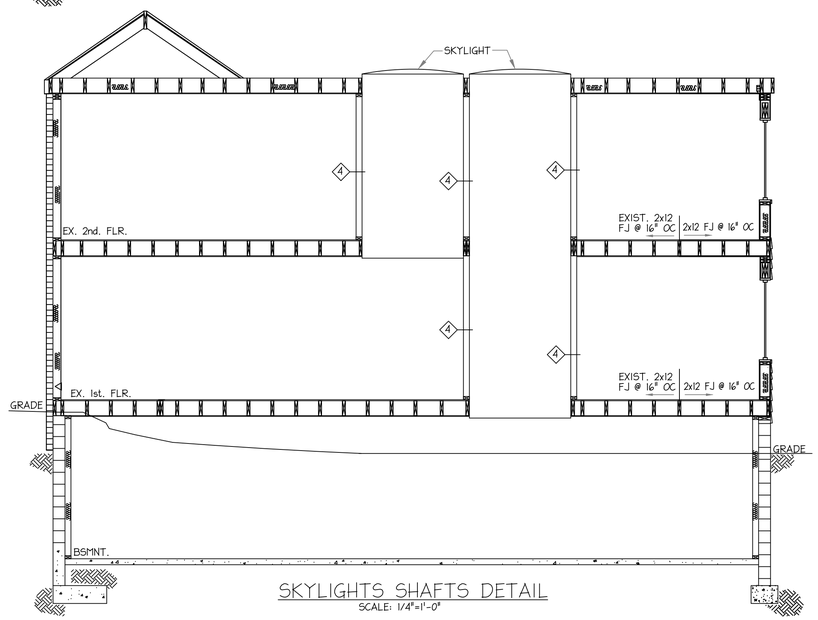
STAIRWAY HANDRAIL DETAILS

NO TO SCALE



SECTION

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



SKYLIGHTS SHAFTS DETAIL

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

THERMAL ENVELOPE INSULATION DETAIL

R-VALUE METHOD CLIMATE ZONE A

AIR LEAKAGE-THERMAL ENVELOPE NOTE:

- THIS ADDITION/EXISTING BUILDING SHALL BE TESTED FOR AIR LEAKAGE THERMAL ENVELOPE IN ACCORDANCE OF ASTM E 779 OR EQUIVALENT METHOD APPROVED BY CODE OFFICIAL.
- INSULATION MARK SHALL BE INSTALLED SUCH THAT THE MFR'S R- VALUE MARK IS READILY OBSERVABLE UPON INSPECTION.
- FOR ADDITIONAL INFO. ON THERMAL INSULATION ON A-0 AND A-5.

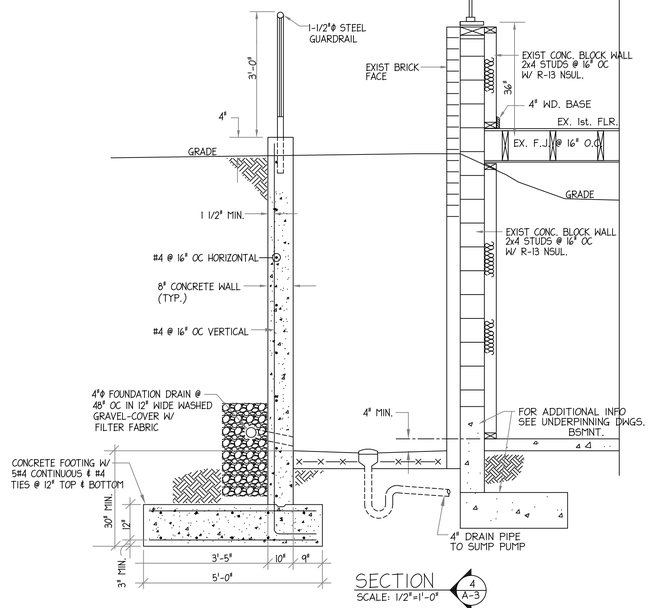
DISTRICT OF COLUMBIA GAILL A. WORSLEY ARC101415 REGISTERED ARCHITECT

SCALE: AS NOTED	CABIESES APARTMENTS - ADDITION 314 DELAFIELD PLACE NW WASHINGTON, DC. 20011	DRAWN BY: F.C.
DATE: 05-15-2025		DWG #
ELEVATIONS		A-2

GENERAL NOTES

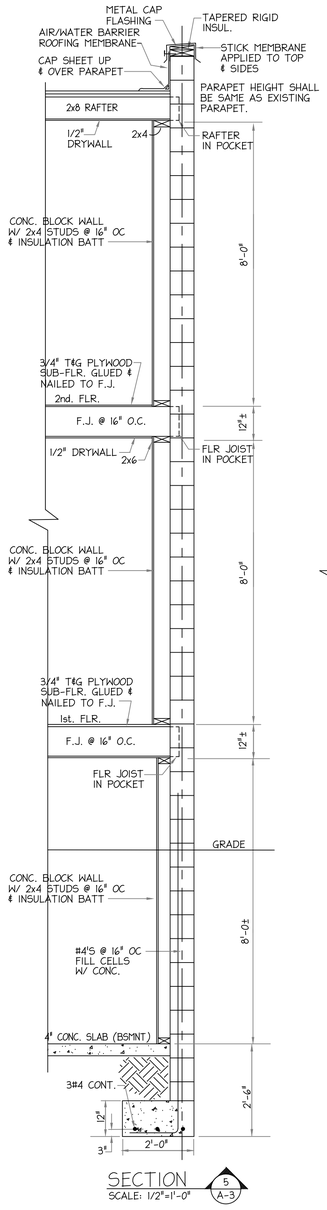
DIMENSIONS:

1. VERIFY DIMENSIONS, GRADES, BOUNDARIES AND CONSTRUCTION BEFORE PROCEEDING WITH CONSTRUCTION. IMMEDIATELY REPORT ANY DISCREPANCIES TO ARCHITECT.
2. FIRE RATED WALLS - DIMENSIONS INDICATED ON PLANS ARE TO FACE OF STUDS, TO CONCRETE WALLS AND / OR TO CMU WALLS.
3. DIMENSIONS - TYPICAL DRAWINGS: DIMENSIONS, NOTES, FINISHES AND FIXTURES INDICATED ON TYPICAL PLANS, SECTIONS OR DETAILS SHALL APPLY TO SIMILAR, SYMMETRICAL OR OPPOSITE PLANS, SECTIONS OR DETAILS.
4. MATERIALS - MATERIAL AND WORK SHALL COMPLY WITH APPLICABLE CODES AND REGULATIONS. VERIFY THAT SUBSTITUTIONS COMPLY WITH APPLICABLE CODES AND REGULATIONS.
5. PROVIDE ACCESS PANELS AT CEILING AND WALLS AS PER MECHANICAL, PLUMBING, ELECTRICAL, DRAWINGS. ACCESS PANELS SHALL HAVE SAME RATING AS WALL OR CEILING IN WHICH THEY ARE LOCATED.
6. GUARD AND RAIL HEIGHTS AND CONSTRUCTION SHALL COMPLY WITH APPLICABLE CODES AND REGULATIONS.
7. INTERIOR FINISHES SHALL COMPLY WITH APPLICABLE CODES AND REGULATIONS.
8. FINISH CLOSETS (FLOORS, BASE, WALLS, TRIM AND CEILINGS) TO MATCH ADJOINING ROOMS OR AREAS. PAINT EXPOSED WOOD.
9. CERAMIC TILE: INSTALL BY THINSET METHOD UNLESS OTHERWISE INDICATED. PROVIDE WATER RESISTANT GYPSUM BOARD BEHIND CERAMIC WALL TILE. INSTALL BY MORTAR METHOD WHERE INDICATED OR SPECIFIED.
10. RESILIENT FLOOR OR TILE APPLIED ON CONCRETE. PROVIDE WATER RESISTANT GYPSUM BOARD BEHIND CERAMIC WALL TILE.
11. INTERIOR PAINTING.
    - PAINT SHALL BE FLAT FINISH AT OFFICE AND HALLWAYS.
    - PAINT SHALL BE SEMI-GLOSS FINISH AT BATHROOMS, KITCHEN, COOCKING ROOMS, MECHANICAL AND ELECTRICAL ROOMS, PUBLIC AREAS, DOORS, AND TRIM (U.N.O.).
12. PROVIDE FIRE BLOCKING EVERY TEN FEET HORIZONTALLY AND VERTICALLY IN CONCEALED COMBUSTIBLE CONSTRUCTION.
13. PROVIDE 42" HIGH RAILING GUARDS ON THE PERIMETER OF THIS BUILDING . PROVIDE 42" HIGH GUARDS TO BE SUFFICIENT TO DIRECT PEDESTRIANS AROUND CONSTRUCTION AREAS (DURING CONSTRUCTION).

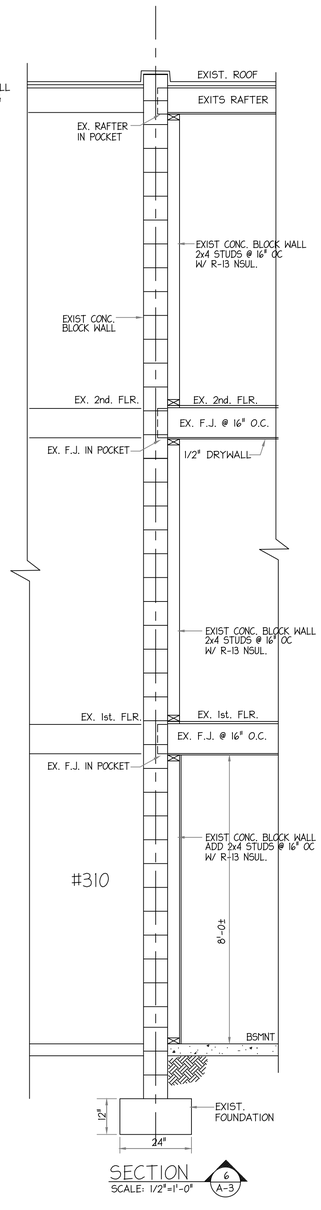


SECTION
SCALE: 1/2"=1'-0"
4 A-3

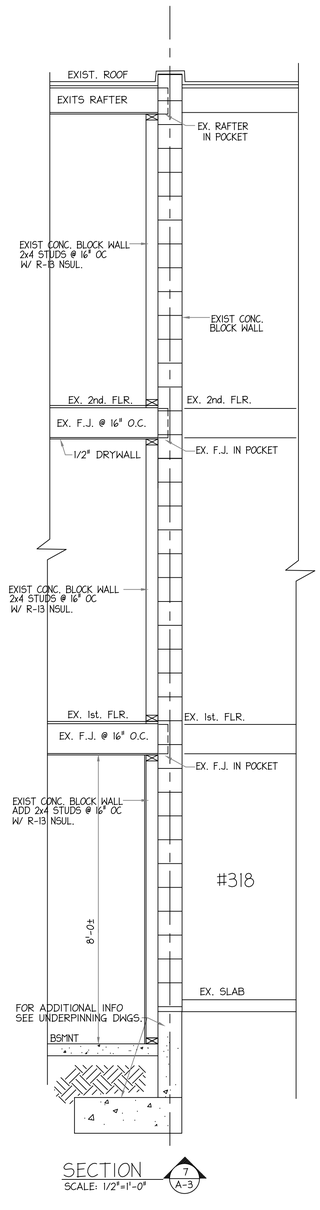
- ALL MASONRY WALL DESIGN SHALL COMPLY WITH ACI 530-02/TMS 402/02 CHAPTER 1, 2 AND 3 AND FOR MIN. 60 PCF. LATERAL SOIL PRESSURE AND SURCHARGES.
- SOIL BEARING PRESSURE 3000 PSF.



SECTION
SCALE: 1/2"=1'-0"
5 A-3



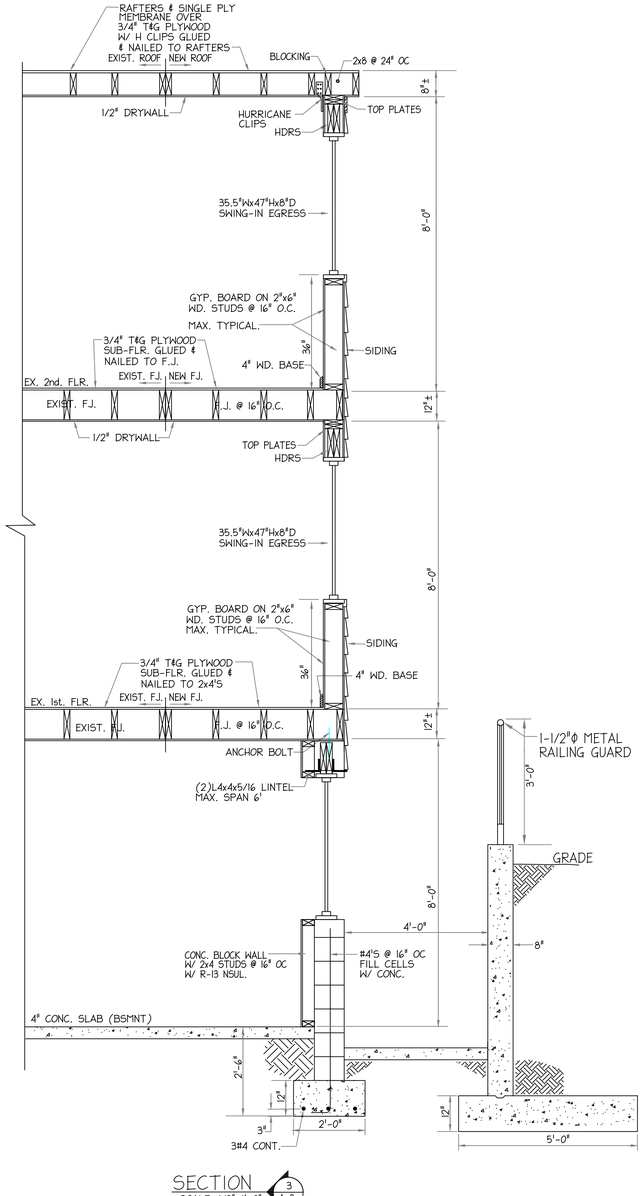
SECTION
SCALE: 1/2"=1'-0"
6 A-3



SECTION
SCALE: 1/2"=1'-0"
7 A-3

FOUNDATION WALL NOTES

- DUROWALL HORIZONTAL REINFORCEMENT SHALL BE APPLIED TO EACH COURSE OF FOUNDATION WALL.
- ALL MASONRY WALL DESIGN SHALL COMPLY WITH ACI 530-02/TMS 402/02 CHAPTER 1, 2 AND 3 AND FOR MIN. 60 PCF. LATERAL SOIL PRESSURE AND SURCHARGES.
- VERTICAL STEEL REINFORCEMENT REBAR SHALL BE ASTMA A615 GRADE 60.
- CELLS WITH VERTICAL REINFORCEMENT SHALL BE FILLED WITH GROUT.
- SOIL BEARING PRESSURE 1500 PSF.



SECTION
SCALE: 1/2"=1'-0"
3 A-3

FOUNDATION WALL NOTES

- DUROWALL HORIZONTAL REINFORCEMENT SHALL BE APPLIED TO EACH COURSE OF FOUNDATION WALL.
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- VERTICAL STEEL REINFORCEMENT REBAR SHALL BE ASTMA A615 GRADE 60.
- CELLS WITH VERTICAL REINFORCEMENT SHALL BE FILLED WITH GROUT.
- SOIL BEARING PRESSURE 1500 PSF.
- FOR ADDITIONAL INFORMATION ON BASEMENT EGRESS STAIRS SEE DRAWING S-1.

SCALE: AS NOTED	CABIESES APARTMENTS - ADDITION 314 DELAFIELD PLACE NW WASHINGTON, DC. 20011	DRAWN BY: F.C.
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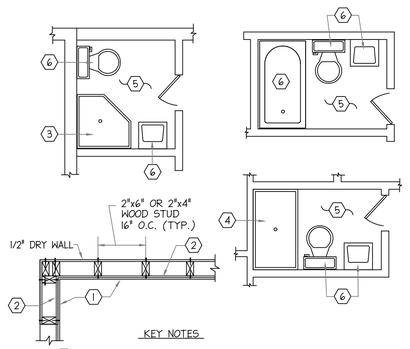
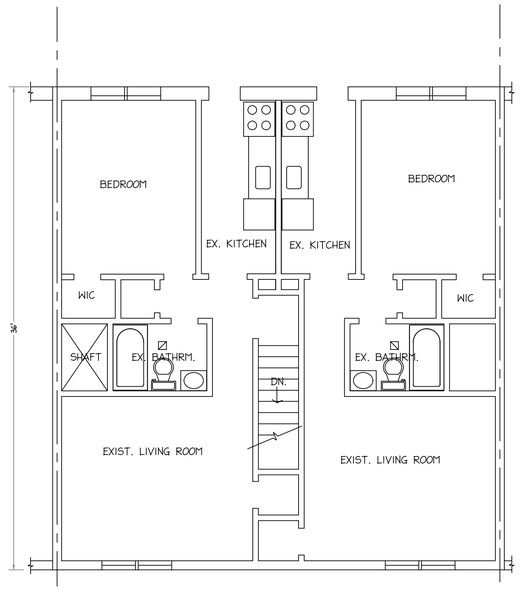
SECTIONS		A-3

TYPICAL BATHROOM MATERIALS



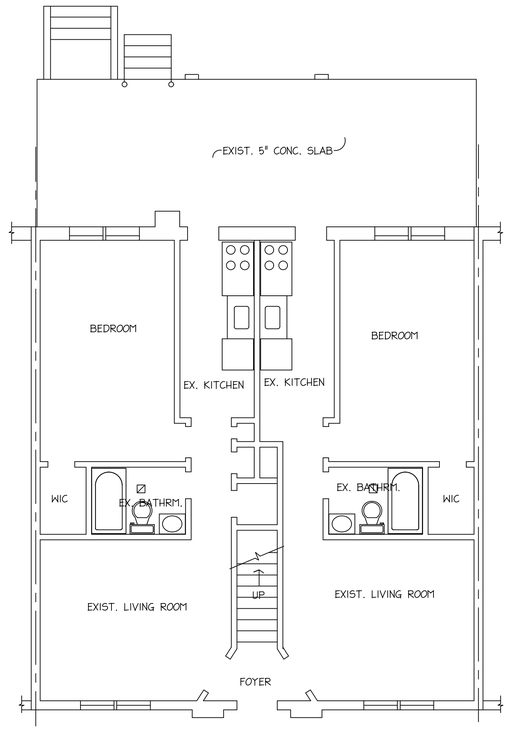
KEY NOTES

1. MFR - WET WALL 1504586 AUGUSTA CALACATTA PRO DESIGN SHOWER PANELS INSTALLED 70" ABOVE DRAIN TUB OR SHOWER INSTALLED 6' ABOVE ROOM FLOOR LEVEL
2. 1/4" HARDIE BACKER CEMENT BOARDS ON WOOD STUDS, MUST COMPLY W/ LOCAL BUILDING CODES & ANSI A 108.11.
3. 32"x32" SHOWER BASE MANUFACTURED BY DREAMLINE MODEL DLT-1132320 HIGH QUALITY SCRATCH & SLIP RESISTANT cUPC CERTIFIED.
4. 32"x60" SHOWER BASE MANUFACTURED BY DREAMLINE MODEL DLT-1132600 HIGH QUALITY SCRATCH & SLIP RESISTANT cUPC CERTIFIED. DRAIN CENTER.
5. BATHROOM FLOORING-MANUFACTURED BY DALTILE CONTINENTAL SLATE 3"x3" SQUARE FLOOR TILE MODEL CS553MSCERIP2, INSTALLATION TYPE: GROUT, THIN-SET MATERIAL CERAMIC ,TYPE OF TILE-MOSAIC, SLIP RESISTANT.
6. PROVIDE BY OWNER.
7. BATHROOMS PAINT - MFR BY BEHR- INTERIOR SEMI-GLOSS ENAMEL ULTRA PURE WHITE COLOR, WASHABLE FINISH.



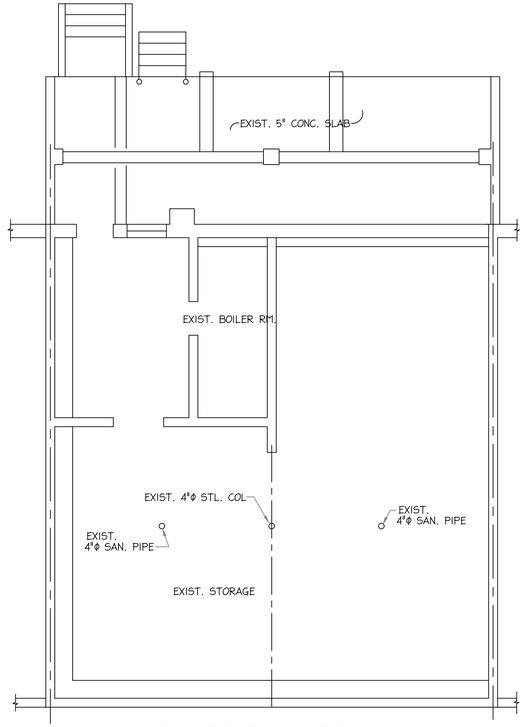
EXISTING SECOND FLOOR PLAN

3/16"=1'-0"



EXISTING FIRST FLOOR PLAN

3/16"=1'-0"



EXIST BASEMENT PLAN

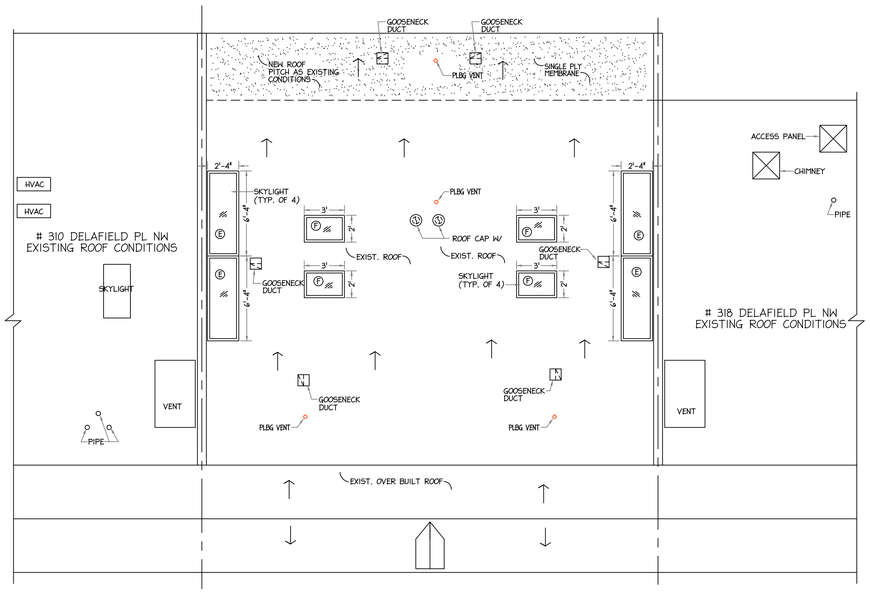
3/16"=1'-0"

DEMOLITION NOTES

1. REMOVE EXISTING CONC. BLOCK WALL, BRICK & ASSOC. WINDOWS & DOOR.
2. REMOVE EXISTING BATHROOM WALLS & ASSOC. PLUMBING FIXTURES, CAP WATER AND SANITARY PIPING ABOVE CEILING, BELOW FLOOR. CUT WIRING BACK TO SOURCE.
3. REMOVE EXISTING KITCHEN WALLS & ASSOC. PLUMBING FIXTURES, CAP WATER AND SANITARY PIPING ABOVE CEILING, BELOW FLOOR. CUT WIRING BACK TO SOURCE.
4. REMOVE PARTITION AND ASSOC. WIRING CUT WIRING BACK TO SOURCE.
5. REMOVE ALL ROOF STRUCTURE, RAFTERS, PLYWOOD MEMBRANE, ETC. (NOT SHOWN).
6. REMOVE GAS METER, ALL ASSOC. PIPING & ASSOCIATED FIXTURES
7. REMOVE RADIATOR & ASSOC. PIPING & BOILER LOCATED AT BSMNT.
8. REMOVE CONCRETE BLOCK WALL
9. CUT AND CAP SANITARY PIPE BELOW CONC. SLAB.
10. REMOVE I METAL BEAM AND STEEL COLUMN.
11. REMOVE THIS PORTION OF CONC. BLOCK WALL TO INSTALL NEW WINDOWS. PORTION OF HEIGHT WALL TO BE REMOVED SHALL BE COORDINATED WITH WINDOW SCHEDULE.

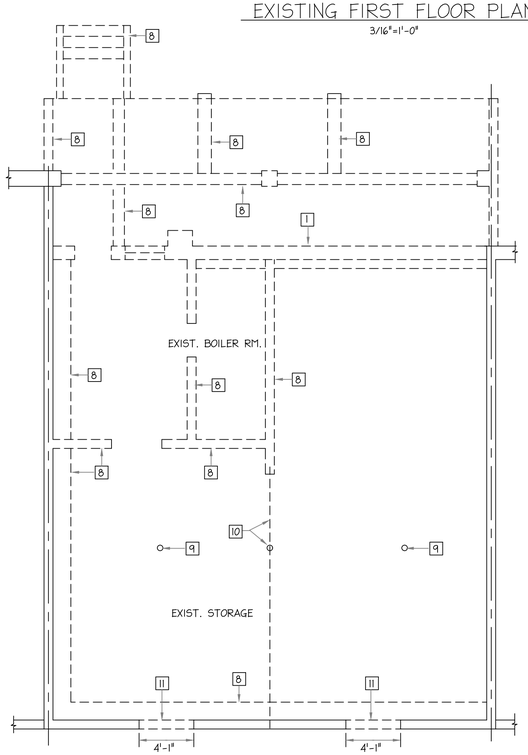
LEGEND

- EXISTING WALL OR PARTITION TO REMAIN.
- EXISTING WALL OR PARTITION TO REMOVE.



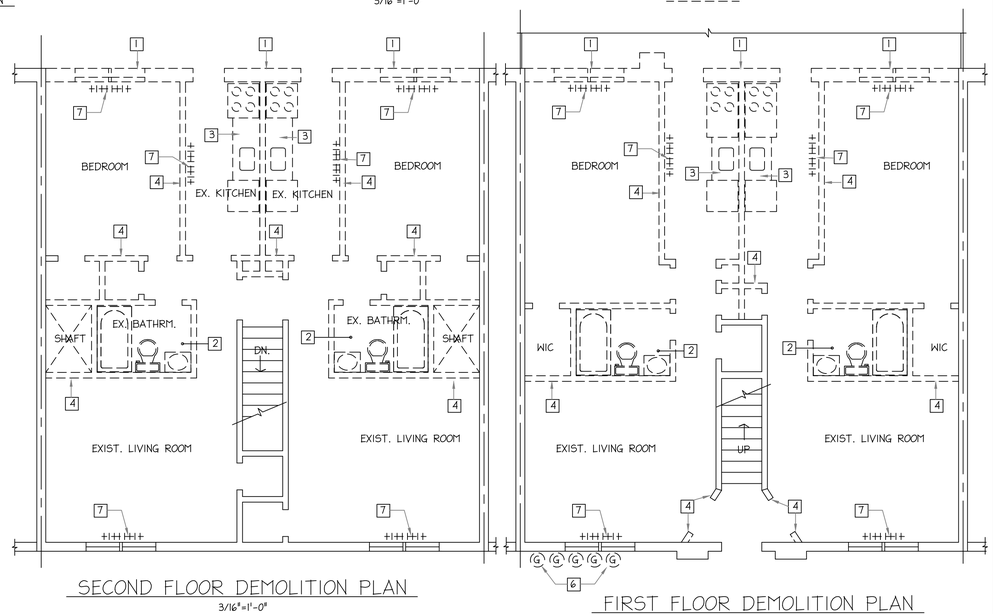
ROOF PLAN

3/16"=1'-0"



BASEMENT FLOOR DEMOLITION PLAN

3/16"=1'-0"



SECOND FLOOR DEMOLITION PLAN

3/16"=1'-0"

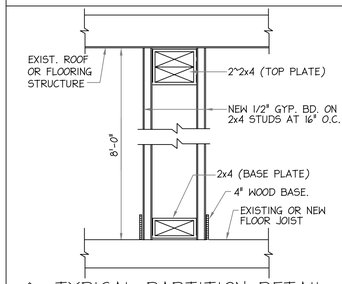
FIRST FLOOR DEMOLITION PLAN

3/16"=1'-0"

DISTRICT OF COLUMBIA · GAVIN A. WORSLEY · ARC101415 · REGISTERED ARCHITECT

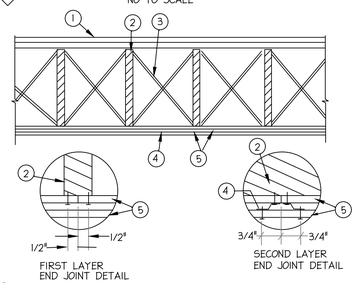
SCALE: AS NOTED	CABIESES APARTMENTS - ADDITION 314 DELAFIELD PLACE NW WASHINGTON, DC. 20011	DRAWN BY: F.C.
DATE: 05-15-2025		DWG #
EXISTING PLANS		A-4

WALL SCHEDULE



1 TYPICAL PARTITION DETAIL

NO TO SCALE



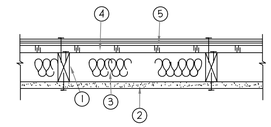
1. FLOORING SYSTEM - CONSIST OF THE FOLLOWING:
   DIAGONALLY TO JOIST.
   SUBFLOORING- MIN 1 BY 6 IN T & G LUMBER FASTENED DIAGONALLY TO JOIST. VAPOR BARRIER- NOM. 0.010 IN THICK COMMERCIAL ROSIN-SIZED BUILDING PAPER. FINISH FLOORING- 1 BY 3 IN T & G AND END MATCHED, LAID PERPENDICULAR TO JOIST.
2. WOOD JOIST - MIN. 2 BY 10 SPACED AT 16" O.C. AND EFFECTIVELY FIRE BLOCKED IN ACCORDANCE WITH LOCAL CODES.
3. CROSS BRIDGING- MIN. 1 BY 3 OR 2 BY 10 SOLID BLOCKING
   3A- HORIZONTAL- USED IN LIEU OF ITEM 3 IN SAME JOIST BAY AS CEILING DAMPER (ITEM 4) WHEN CEILING DAMPER IS EMPLOYED. WOOD 2x4 IN SECURED BETWEEN JOIST WITH NAILS.
4. CEILING DAMPER- MAX NOM. AREA SHALL BE 198 SQ IN MAX RECTANGULAR SIZE SHALL BE 12 IN WIDE BY 16-1/2 IN LONG. MAX HIEGHT OF DAMPER SHALL BE 8-3/4. AGGREGATE DAMPER OPENINGS SHALL SHALL NOT EXCEED 99 SQ IN PER 100 SQ FT OF CEILING AREA. DAMPER INSTALLED IN ACCORDANCE WITH THE MFR INSTALLATION INSTRUCTIONS PROVIDED WITH THE DAMPER. A STEEL GRILLE (ITEM 7) SHALL BE INSTALLED IN ACCORDANCE WITH INSTALLATION INSTRUCTIONS.
   AIR KING VENTILATION PRODUCTS-SERIES AS, SERIES AK.
5. GYPSUM BOARD- NOM. 1/2 OR 5/8 IN THICK 4 FT WIDE GYPSUM BOARD INSTALLED WITH LONG DIMENSION PERPENDICULAR TO JOIST AND SECURED WITH 5d and 6d CEMENT COATED COOLER NAILS SPACED 6 IN O.C. FOR 1/2 IN AND 5/8 IN THICK GYPSUM BOARD RESPECTIVELY. NAILS SPACED 3/4 AND 1/2 IN FROM SIDE AND END JOINTS, RESPECTIVELY.
   CERTAINTEED GYPSUM INC. TYPE FRPC OR PROROC TYPE C.
6. FINISHING SYSTEM- (NOT SHOWN) VYNYL DRY OR PREMIXED JOINT COMPOUND. APPLIED IN TWO COATS TO JOINTS AND SCREW-HEADS, NOM 2 IN WIDE PAPER TAPE EMBEDDED IN FIRST LAYER OF COMPOUND OVER ALL JOINTS.

DESIGN No. L536 RATING -2 HR

NO TO SCALE

APPLY TO CEILING/FLOORING AT BASEMENT THRU SECOND FLOOR ROOF

NEW & EXISTING CONDITIONS

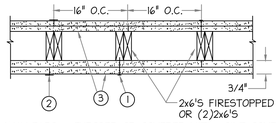


1. WOOD STUDS NOM. 2x6 INCH SPACED @ 16" OC.
2. GYPSUM BOARD - 5/8" THICK MIN. 4' WIDE BEARING THE UL CLASIFICATION MARKING FOR FIRE RESISTANCE APPLIED VERTICALLY ATTACHED TO STUDS W/ 6d CEMENT COATED NAILS SPACED 7" O.C. AT THE EDGES AND IN THE FIELD. VERTICAL JOINTS LOCATED OVER STUDS. JOINTS COVERED WITH JOINT COMPOUND AND PAPER TAPE. NAIL HEADS COVERED WITH JOINT COMPOUND. SEE GYPSUM BOARD (CKNX) CATEGORY FOR NAMES OF CLASSIFIED COMPANIES
3. BATTS & BLANKETS - MIN. 3-1/2" MINERAL WOOL BATTS PLACED TO FILL CAVITY. SEE BATTS & BLANKETS (BZJZ) CATEGORY FOR NAMES CLASSIFIED CO'S.
4. FOAMED PLASTIC - 1" THICK RIGID POLYSTYRENE INSULATION ATTACHED TO STUDS WITH 1-1/2" LONG GALV. ROOFING NAILS.
   THE DOW CHEMICAL CO.
   OC ELCFORTEC INC.
   OWENS CORNING SPECIALTY & FOAM PRODUCTS
5. PLYWOOD SHEATHING (SIDING) - MIN 1/2" THICK PLYWOOD APPLIED VERTICALLY WITH VERTICAL JOINTS LOCATED OVER STUDS. FASTENED TO STUDS WITH 10d GALV. NAILS 6" O.C. AT EDGES AND 12" O.C. IN THE FIELD. BEARING THE UL CLASSIFICATION MARK.

2 TYPICAL EXTERIOR WALL DETAIL

DESIGN No. U330

WALL RATING 1-HR.



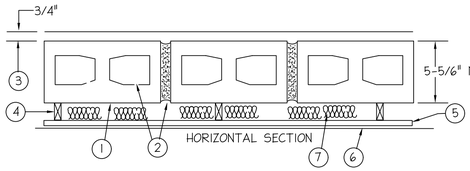
1. NAILHEADS - EXPOSED OR COVERED WITH JOINT COMPOUND.
2. JOINTS OF EXPOSED BOARDS - EXPOSED JOINTS COVERED WITH JOINT COMPOUND AND PAPER TAPE. JOINT COMPOUND AND PAPER TAPE MAY BE OMITTED WHEN SQUARE EDGE BOARDS ARE USED.
3. GYPSUM BOARD - 3/8 IN THICK GYPSUM WALLBOARD, APPLIED IN TWO LAYERS, THE FIRST LAYER OF BOARDS PLACED VERTICALLY AND TEMPORARILY NAILED IN POSITION, THE SECOND LAYER COATED WITH GLUE, APPLIED AGAINST THE FIRST LAYER AND NAILED TO STUDS 6 IN OC AT EDGES OF BOARDS AND 8 IN OC AT INTERMEDIATE STUDS WITH 1-7/8 IN., 6d, CEMENT COATED NAILS. GYPSUM BOARD SHALL BEAR THE UL CLASSIFICATION MARK
   CERTAINTEED GYPSUM INC -TYPE DDG2
   GEORGIA-PACIFIC GYPSUM LLC - TYPE GPF5!

4 TYPICAL WALL PARTITION DETAIL

DESIGN No. U306

WALL RATING 1-HR.

NEW & EXISTING CONDITIONS



1. CONCRETE BLOCKS - NOMINAL 6x8x16 HOLLOW OR SOLID. VARIOUS DESIGNS CLASSIFICATION (2HR).
   APPLY 2 COATS OF PAINT SEALER PER C402.4.1.2.3.
   ALLOWABLE COMPRESSIVE STRESS OF 57% OF MAX ALLOWABLE COMPRESSIVE
2. MORTAR- BLOCK LAID IN FULL BED OF MORTAR, NOM. 3/8" THICK OF NOT LESS THAN 2-1/4 AND NOT MORE THAN 3-1/2 PARTS OF CLEAN SHARP SAND TO 1 PART PORTLAND CEMENT (PROPORTIONED BY VOLUME) AND NOT MORE THAN 50% HYDRATED LIME (BY CEMENT VOLUME). VETICAL JOINTS STAGGERED
3. PORTLAND CEMENT STUCCO OR GYPSUM PLASTER - ADD 1/2 HR TO CLASSIFICATION IF USED. ATTACHED TO CONCRETE BLOCKS (ITEM 1).
4. 2x4 STUDS AT 24" O.C.
5. SOUND PROOFING CLIP/DRYWALL FURRING CHANNEL.
6. 1 LAYER SPEEDLOAD GREEN GLUE OVER TWO LAYERS OF 5/8" DRYWALL.
7. FIBERGLASS INSULATION.
8. PROVIDE A MINIMUM OF 50 TSC WALL ASSEMBLY PERFORMANCE. BY SOUNDPROOFING CO., GREEN GLUE WALL ASSEMBLY.

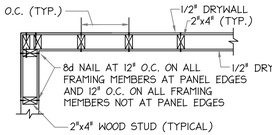
3 TYPICAL EXTERIOR. WALL DETAIL

NOT TO SCALE

DESIGN No. U906

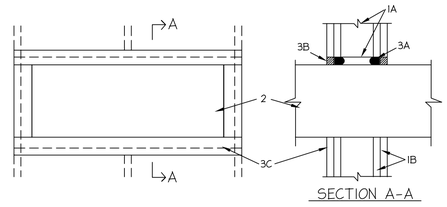
BEARING/NO BEARING WALL RATING-2HR.

NEW/EXISTING CONDITIONS



TYPICAL WALL PARTITION DETAIL

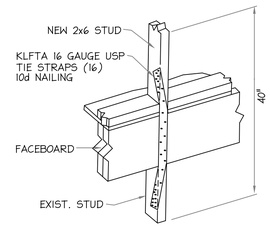
NO TO SCALE



1. WALL ASSEMBLY - THE 1 OR 2 HOUR FIRE RATED GYPSUM BOARD/STUD WALL ASSEMBLY SHALL BE CONSTRUCTED OF THE MATERIALS AND IN THE MANNER SPECIFIED IN THE INDIVIDUAL U400 OR V400 SERIES WALL AND PARTITION DESIGNS IN THE UL FIRE RESISTANCE DIRECTORY AND SHALL INCLUDE THE FOLLOWING CONSTRUCTION FEATURES:
   A. STUDS- WALL FRAMING SHALL CONSIST OF STEEL CHANNEL STUDS. STEEL STUDS TO BE MIN. 3-5/8 IN WIDE AND SPACED MAX. 24 IN O.C. ADITIONAL FRAMING MEMBERS SHALL BE USED TO COMPLETELY FRAME AROUND OPENING.
   B. GYPSUM BOARD - MIN. 5/8 IN THICK 4 FEET WIDE WITH SQUARE OR TAPERED EDGES. THE GYPSUM BOARD TYPE THICKNESS NUMBER OF LAYERS AND ORIENTATION SHALL BE AS SPECIFIED IN THE INDIVIDUAL U400 OR V400 WALL AND PARTITION DESIGN. MAX SIZE OF OPENING IS 1470 SQ IN. WITH A MAX DIMENSION OF 70 IN
   THE HOURLY F RATED OF THE FIRESTOP SYSTEM IS EQUAL TO THE HOURLY FIRE RATING OF THE WALL IN WHICH IT IS INSTALLED.
2. STEEL DUCT - NOM 67 IN BY 18 IN No. 24 GAUGE OR HEAVIER GALV STEEL DUCT TO BE INSTALLED EITHER CONCENTRICALLY OR ECCENTRICALLY WITHIN THE FIRE STOP SYSTEM. THE SPACE BETWEEN THE STEEL DUCT AND PERIPHERY OF OPENING SHALL BE MIN 0 IN TO MAX 3-1/2 IN. STEEL DUCT TO BE RIGIDLY SUPPORTED ON BOTH SIDES OF THE WALL ASSEMBLY.
3. FIRE STOP SYSTEM - THE FIRE STOP SYSTEM SHALL CONSIST OF THE FOLLOWING:
   A. PACKING MATERIAL - POLYETHYLENE BACKER ROD, MINREAL WOOD BATT INSULATION, FIBERGLASS BATT INSULATION OR FOAM PLASTIC SHEETS FRICTION FITTED INTO ANNULAR SPACE FOR2 HR FIRE-RATED WALL ASSEMBLIES ONLY. PACKING MATERIAL TO BE RECESSED FROM BOTH SURFACES OF WALL TO ACCOMMODATE THE REQUIRED THICKNESS OF FILL MATERIAL.
   B. FILL VOID OR CAVITY MATERIAL - SEALANT - MIN. 5/8 ON THICKNESS OF FILL MATERIAL APPLIED WITHIN THE ANNULUS, FLUSH WITH BOTH SURFACES OF WALL. AT THE POINT CONTACT LOCATION BETWEEN STEEL DUCT AND GYPSUM WALBOARD, A MIN 3/8 IN DIAM BEAD OF FILL MATERIAL SHALL BE APPLIED AT THE GYPSUM BOARD/STEEL DUCT INTERFACE ON BOTH SURFACES OF WALL ASSEMBLY.
   C. STEEL RETAINING ANGLES- MIN. No. 22 GAUGE GALV STEEL ANGLES SIZED TO LAP STEEL DUCT A MIN. OF 2 IN AND LAP WALL SURFACES A MIN 1-1/2 IN ANGLES ATTACHED TO STEEL DUCT ON BOTH SIDES OF WALL WITH MIN No. 10 STEEL SHEET METAL SCREWS SPACED A MAX OF 1 IN FROM EACH END OF STEEL DUCT AND SPACED A MAX 6 IN OC.

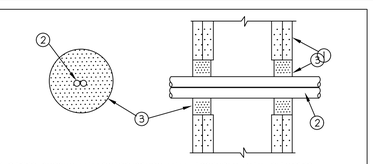
SYSTEM No. W-I-7138

F RATING-1 AND 2 HR



TIE DOWN STRAP DETAIL

NOT TO SCALE



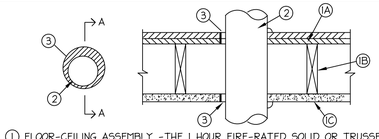
1. PRE-RATED GYPSUM WALLBOARD/STUDS WALL ASSEMBLY. MAX. DIAMETER OF OPENING 3-1/2".
2. CABLES:
   A) MAX. FOUR ALUMINUM CONDUCTOR No. 2/0 AWG (OR SMALLER) ALUMINUM METAL CLAD CABLES. MAX. ONE CABLE WITHIN FIRE STOP SYSTEM. ANNULAR SPACES SHALL BE MIN. 1/4" TO MAX. 1".
   B) MAX. FOUR ALUMINUM CONDUCTOR No. 2/0 AWG (OR SMALLER) TYPE SER CABLE WITH PVC INSULATION MAX. TWO CABLES BUNDLED TOGETHER WITHIN FIRESTOP SYSTEM. ANNULAR SPACES SHALL BE FROM MIN. 1/2" TO MAX. 1-1/2".
3. TTREMSTOP 1A - NOM. 1/2" THICKNESS OF SEALANT APPLIED WITHIN THE ANNULUS, FLUSH WITH BOTH SURFACES OF WALL,

T RATING = 1/4 HR FOR F-RATING OF 1 HR.
T RATING = 1/2 HR FOR F-RATING OF 2 HR.

SYSTEM No. WL-3131

F RATING -1 & 2 HR
T RATING -1/4 & 1/2 HR

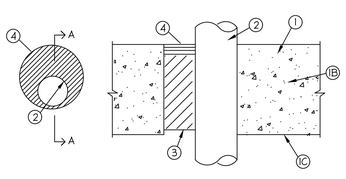
1 OR 2 HR FIRE RATED THROUGH PENETRATION FIRESTOP FOR MULTIPLE CABLES THROUGH GYPSUM WALLS USING TREMSTOP 1A.



1. FLOOR-CEILING ASSEMBLY -THE 1 HOUR FIRE-RATED SOLID OR TRUSSED LUMBER JOIST FLOOR-CEILING ASSEMBLY SHALL BE CONSTRUCTED OF THE MATERIALS AND IN THE MANNER SPECIFIED IN THE INDIVIDUAL L500 SERIES FLOOR-CEILING DESIGNS IN THE UL FIRE RESISTANT DIRECTORY. THE GENRAL CONSTRUCTION DETAILS OF THE FLOOR-CEILING ASSEMBLY ARE SUMMARIZED BELOW:
   A. FLOOR SYSTEM - LUMBER OR PLYWOOD SYBFLOOR WITH FINISH FLOOR OF LUMBER, PLYWOOD OR FLOOR TOPPING (MINIMUM AS SPECIFIED IN THE INDIVIDUAL FLOOR CEILING DESIGN). MAY BE GLUED OR NAILED TO JOIST.
   B. WOOD JOIST - NOM. 10 IN OR DEP LUMBER STEEL OR COMBINATION LUMBER AND STEEL JOIST, TRUSSES OR STRUCTURAL WOOD MEMBERS WITH BRIDGING AS REQUIRED AND WITH ENDS FIRESTOPPED.
   C. GYPSUM BOARD - NOM. 4 FT WIDE BY 5/8 IN THICK AS SPECIFIED IN THE INDIVIDUAL FLOOR-CEILING DESIGN. MAX DIAM OF OPENING IS 11 IN.
2. STEEL DUCT - NOM 10 IN OR SMALLER No. 28 GAUGE (OR HEAVIER) STEEL DUCT OR NOM 5 IN OR SMALLER No. 30 GAUGE (OR HEAVIER) STEEL DUCT TO BE INSTALLED EITHER CONCENTRICALLY OR ECCENTRICALLY WITHIN OPENING. THE ANNULAR SPACE BETWEEN DUCT AND PERIPHERY OF OPENING SHALL BE MIN 0 IN TO MAX 1 IN. DUCT TO BE RIGIDLY SUPPORTEDON BOTH SIDES OF FLOOR ASSEMBLY.
3. FILL VOID OR CAVITY MATERIALS - CAULK OR SEALANT - MIN 3/4 IN THICKNESS OF CAULK APPLIED WITHIN ANNULUS, FLUSH WITH TOP SURFACE OF FLOOR. MIN. 5/8 IN THICKNESS OF CAULK APPLIED WITHIN ANNULUS, FLUSH WITH BOTTOM SURFACE OF CELING MIN 1/4 IN DIAM DEAD OF CAULK APPLIED AT POINT CONTACT LOCATIONS AT DUCT/FLOOR INTERFACE ON TOP SURFACE OF FLOOR AND AT DUCT/CEILING INTERFACE. FLOOR INTERFACE ON TOP SURFACE OF FLOOR AND AT DUCT/CEILING INTERFACE.
   3M COMPSNY-IC 15WB+, CP 15 WB+ CAULK OR FB-3000 WT SEALANT, BEARING UL CLASSIFICATION MARK.

SYSTEM No. F-C-7022

F RATING -1 HR



1. PRE-RATED CONCRETE FLOOR OR BLOCK WALLS - MIN. 4-1/2" THICKNESS
2. STEEL PIPE- NOM. 8" DIAM. (OR SMALLER) SCH. 40 (OR HEAVIER) STEEL PIPE. THE ANNULAR SPACE SHALL BE MIN. 0" (POINT CONTACT) TO MAX. 3-3/8".
3. PACKING MATERIAL - MIN. 4" THICKNESS OF MINERAL WOOL (MIN. 4.0 PCF) INSULATION. FIRMLY PACKED INTO OPENING AS A PERMANENT FORM.
4. FYRE-SHIELD - MIN. 1/2" THICKNESS OF SEALANT APPLIED WITHIN ANNULUS FLUSH WITH TOP OF FLOOR SURFACE OR WITH BOTH SIDES OF THE WALL ASSEMBLY.

SYSTEM No. CAJ-1113

F RATING -3 HR
T RATING -1/4 HR
3 HR FIRE RATED THROUGH PENETRATION FIRESTOP FOR SINGLE METAL PIPE THROUGH CONCRETE FLOORS OR WALL USING FYRE-SHIELD.

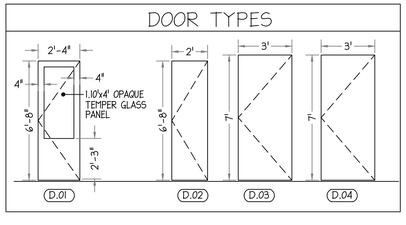
DOOR SCHEDULE UNITS 1 THRU 6

DOOR NUMBER	ROOM NAME	WIDTH	HEIGHT	THICK	DOOR MATERIAL	HARDWARE	FIRE RATING	REMARKS
D.01	BEDROOM-1 02 MASTER BEDROOM 03	2'-4"	6'-8"	1-3/4"	WOOD	HINGES, FLR. WOOD FRAME. DOOR STOP PRIVACY SET DOOR KNOBS	N\A	MFR BY SARTODOORS MODEL 7012
D.02	BATHROOM 05 MASTER BATHROOM 04 CLOSET	2'-0"	6'-8"	1-3/4"	WOOD	HINGES, FLR. WOOD FRAME. DOOR STOP DOOR KNOBS PRIVACY SET	N\A	
D.03	HALLWAY 06 (ENTRANCE)	3'-0"	7'-0"	1-3/4"	HM	HINGES, FLR. WOOD FRAME. DOOR STOP DOOR KNOBS PRIVACY SET SELF CLOSING	1-HR	- RODENT PROOF - PROVIDE RATED AUTOMATIC SELF CLOSING DEVICE 2
D.04	MAIN ENTRANCE	3'-0"	7'-0"	1-3/4"	WOOD	HINGES, FLR. WOOD FRAME. DOOR STOP DOOR KNOBS PRIVACY SET SELF CLOSING PANIC HARDWARE	1-HR	- RODENT PROOF - EXIST. - PROVIDE RATED AUTOMATIC SELF CLOSING DEVICE 2

DOOR SCHEDULE NOTES

1. FIRE DOOR HARDWARE AND CLOSURE SHALL BE INSTALLED ON FIRE DOOR D.03 & D.04 IN ACCORDANCE WITH SECTION 716.2.6
2. FIRE DOOR SHALL HAVE APPROVED LATCHING AND SELF OR AUTOMATIC CLOSING PER IBC 2015 716.5.9.
3. MODIFICATIONS TO RATED DOORS IS PROHIBIT, AND WILL REQUIRE CERTIFICATION BY THE THE LISTING AGENCY.
4. FIRE DOOR ASSEMBLIES WITH SIDE-HINGED AND PIVOTED SWING SWINGING DOORS SHALL BE TESTED IN ACCORDANCE WITH NFPA 252 OR UL 10C. AFTER 5 MIN. INTO THE NFPA 252 TEST THE NEUTRAL PRESSURE LEVEL IN THE FURANCE SHALL BE ESTABLISHED AT 40 INCHES OR LESS ABOVE THE SILL.
5. FIRE DOOR ASSEMBLIES REQUIRED TO HAVE A MINIMUM FIRE PROTECTION RATING 20 MINUTES WHERE LOCATED IN CORRIDOR WALLS OR SMOKE BARRIERS WALLS HAVING FIRE-RESISTANCE RATING SHALL BE TESTED IN ACCORDANCE WITH NFPA 252 OR UL 10C. WITHOUT THE HOSE STREAM TEST.
6. EXTERIOR AND INTERIOR DOORS SURFACES WITHIN 10 INCHES OF THE FLOOR MEASURED VERTICALLY, SHALL BE SMOOTH ON THE PUSH SIDE EXTENDING THE FULL WIDTH OF THE DOOR PER SECTION 404.2.9 ICC ANSI A117.1
7. FIRE DOOR ASSEMBLIES SHOWN ON SCHEDULE ABOVE SIDE-HINGED OR PIVOTED SWING DOORS SHALL BE TESTED IN ACCORDANCE WITH NFPA 252 OR UL 10C AFTER 5 MINUTES INTO NFPA 252 TEST THE NEUTRAL PRESSURE LEVEL IN THE FURNACE SHALL BE ESTABLISHED AT 40 INCHES OR LESS ABOVE THE SILL. (716.5.1)

DOOR TYPES



FIRE PROTECTION RATINGS TABLE 716.5

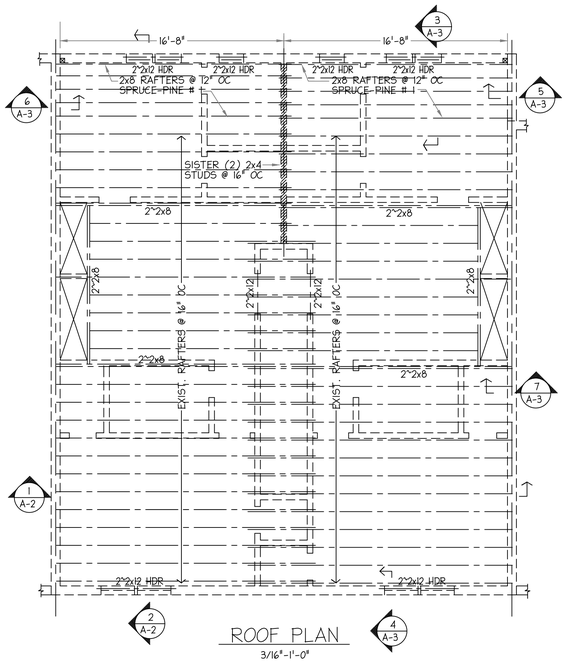
TYPE OF ASSEMBLY	REQ. WALL RATING	MIN. DOOR & FIRE SHUTTER ASSEMBLY RATING (HR)	DOOR VISION	FIRE RATED GLAZING DOOR VISION PANEL	MIN. SIDELIGHT TRANSOM ASSEMBLY RATING (HR) FIRE RESISTANCE	FIRE RATED GLAZING MARKING SIDELIGHT TRANSITION PANEL.
FIRE BARRIER HAVING RE/D FIRE RESIST. 1 HR RATING FOR SHAFTS EXIST ACCESS STAIRWAYS HALLWAYS	1	1	N/A	N/A	1	W-60

TABLE R402.4.1.1
AIR BARRIER AND INSULATION INSTALLATION

COMPONENT	AIR BARRIER CRITERIA	INSULATION INSTALLATION CRITERIA
General requirements	A continuous six-sided air barrier shall be installed in the building envelope. The exterior thermal envelope contains 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. All ceiling, wall, floor and slab insulation shall achieve Grade I installation per the RESNET Standards or, alternatively, Grade II for surfaces that contain a layer of continuous, air impermeable insulation > R5.
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 stairs 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	The junction of the foundation and sill plate shall be sealed. The junction of the top plate and the top of exterior walls shall be sealed. Knee walls shall be sealed.	Cavities within corners and headers of frame walls shall be insulated by completely filling the cavity with a material having a thermal resistance of not less than R-3 per inch. 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. Doors adjacent to unconditioned space or ambient conditions shall be made substantially air-tight with weather stripping or equivalent gasket.	Continuous exterior insulation shall continue over window and door headers. Skylight and window chases through unconditioned attic space must be insulated to exterior wall values per table 402.1.2.
Rim joists	Rim joists shall include continuous air barrier.	Rim joists shall be insulated per Table 402.1.2.
Floors (including above garage and cantilevered floors)	The air barrier shall be installed at any exposed edge of insulation.	Floor framing cavity insulation shall be installed to maintain permanent contact with the underside of subfloor decking, or floor framing cavity insulation shall be permitted to be in contact with the top side of sheathing, or continuous insulation installed on the underside of floor framing and extends from the bottom to the top of all perimeter floor framing members.
Crawl space walls	Exposed earth in unvented crawl spaces shall be covered with a Class I vapor retarder with overlapping joints taped.	Where provided instead 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.	Duct shafts or chases next to exterior or unconditioned space shall be insulated.
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.	Walls next to unconditioned garage space shall be insulated.
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	Seal any plumbing or wiring that penetrates the building envelope.	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.	
Common wall separating dwelling units	Air barrier is installed in common wall between dwelling units.	
HVAC register boots	HVAC register boots that penetrate building thermal envelope shall be sealed to the subfloor or drywall.	
Concealed sprinklers	When required to be sealed, concealed fire sprinklers shall only be sealed in a manner that is recommended by the manufacturer. Caulking or other adhesive sealants shall not be used to fill voids between fire sprinkler cover plates and walls or ceilings.	
	New construction	Level 3 Alteration affecting 80% or more of the aggregate work of the building (Gut Rehabilitation)
Single family detached, two family attached (duplex), townhouses, flats	3 ACH50	3 ACH50
Dwelling units in Multifamily buildings 3 stories and less	.30 CFM50/SF enclosure area of each unit or 3 ACH50	.30 CFM50/SF enclosure area of each unit or 3 ACH50

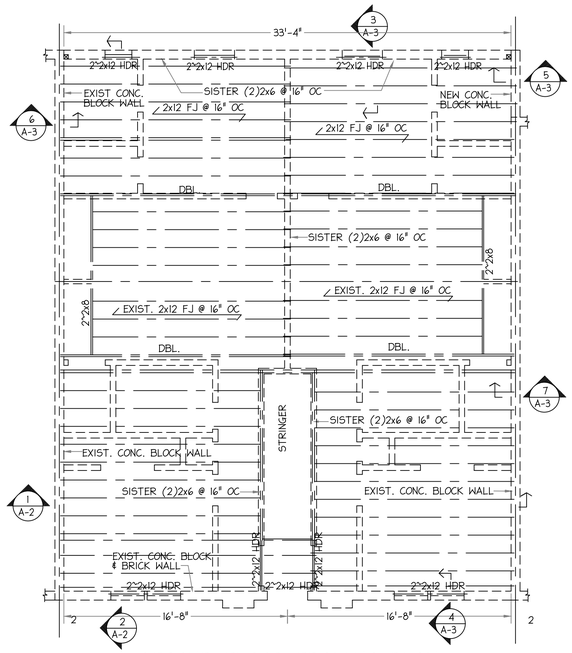
DISTRICT OF COLUMBIA · GAVIL A. WORSLEY · ARC101415 · REGISTERED ARCHITECT

SCALE: AS NOTED	CABIESES APARTMENTS - ADDITION 314 DELAFIELD PLACE NW WASHINGTON, DC. 20011	DRAWN BY: F.C.
DATE: 05-15-2025		DWG #
DETAILS		A-5



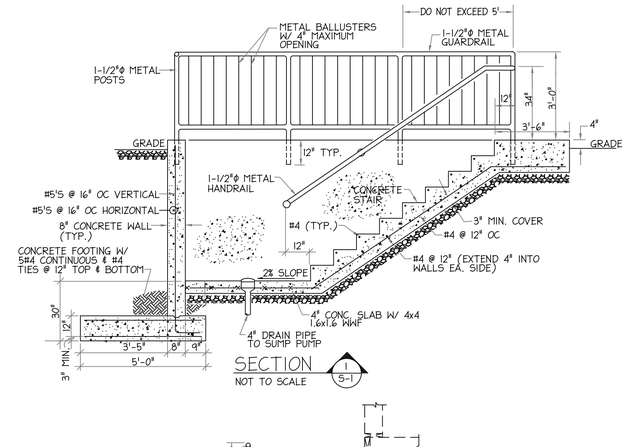
ROOF PLAN

3/16"=1'-0"



SECOND FLOOR FRAMING PLAN

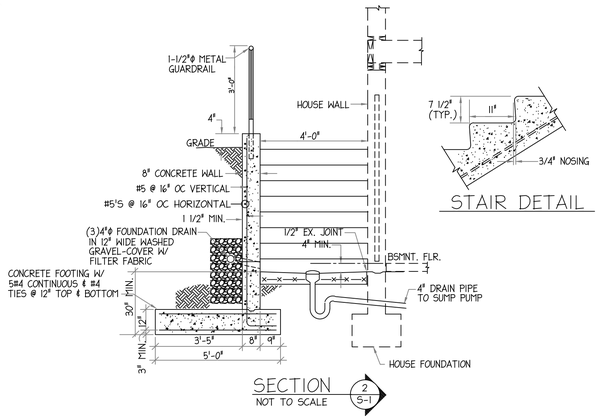
3/16"=1'-0"



SECTION

NOT TO SCALE

1 S-1



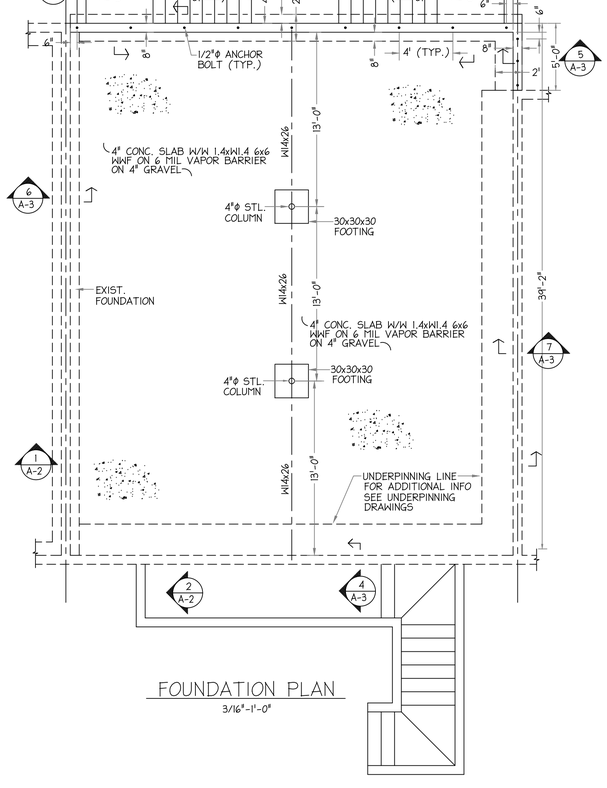
SECTION

NOT TO SCALE

2 S-1

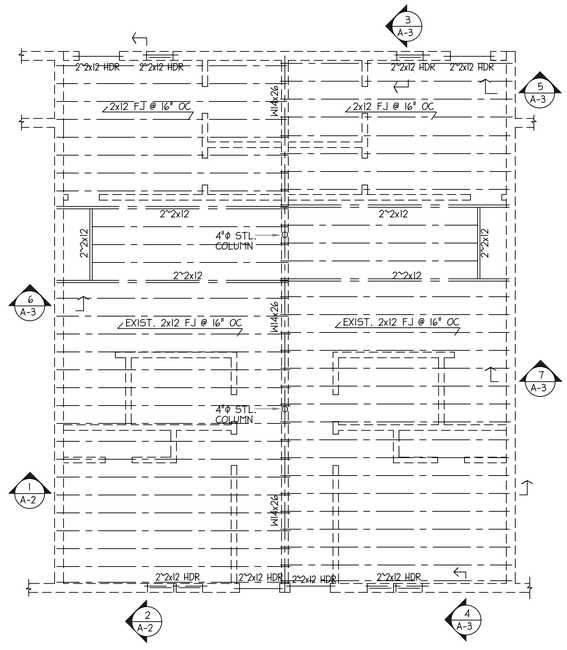
STAIR DETAIL

- ALL MASONRY WALL DESIGN SHALL COMPLY WITH ACI 530-02/TMS 402/02 CHAPTER 1, 2 AND 3 AND FOR MIN. 60 PCF. LATERAL SOIL PRESSURE AND SURCHARGES.
- SOIL BEARING PRESSURE 3000 PSF.



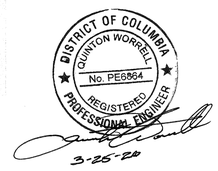
FOUNDATION PLAN

3/16"=1'-0"

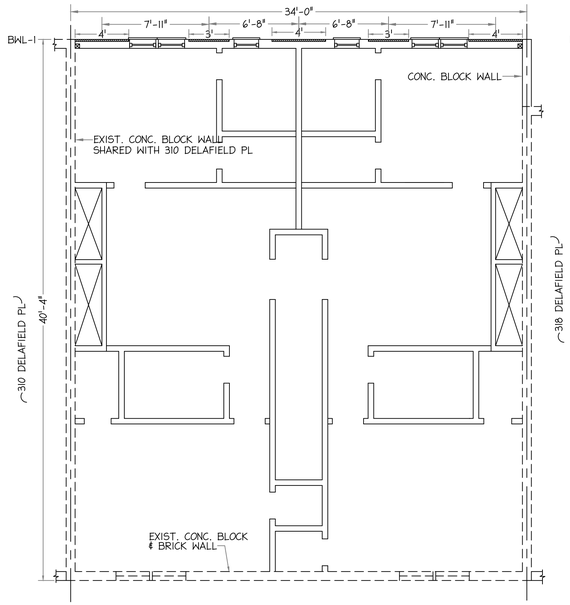


FIRST FLOOR FRAMING PLAN

3/16"=1'-0"

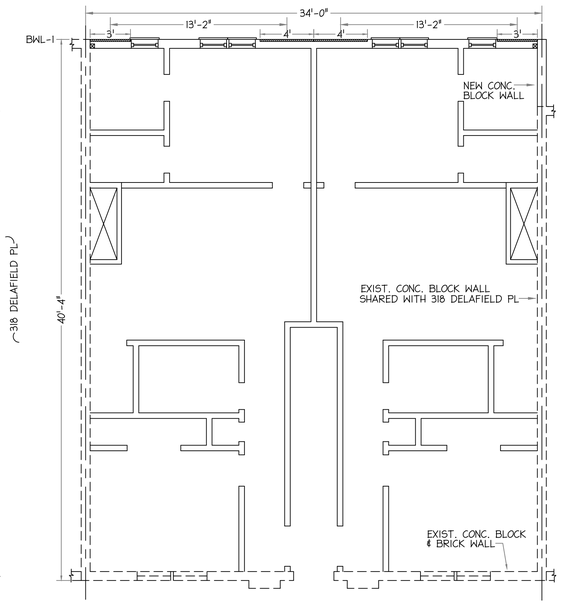


SCALE: AS NOTED	CABIESES APARTMENTS - ADDITION 314 DELAFIELD PLACE NW WASHINGTON, DC. 20011	DRAWN BY: F.C.	
DATE: 05-15-2025		DWG #	
FRAMING PLANS		S-1	



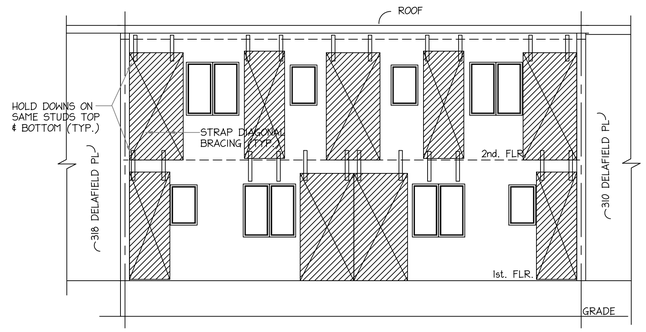
SECOND FLOOR PLAN

3/16"=1'-0"



FIRST FLOOR PLAN

3/16"=1'-0"



SOUTH ELEVATION

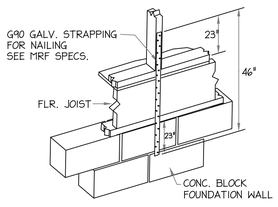
3/16"=1'-0"

BRACING WALL PANEL NOTES

2017 DC BUILDING CODE 2308.6, BRACE WALL NOTE
FOR METHOD WSP EACH PANEL MUST BE NOT LESS THAN 48" IN LENGTH, COVERING THREE STUD SPACES WHERE STUDS ARE SPACED 16" OC. ON CENTER AND COVERING TWO SPACES WHERE STUDS ARE SPACED 24" OC.
BRACED WALL PANELS SHALL START NOT MORE THAN 12 (HALF) FEET FROM EACH END OF A BRACED WALL
LINE. BRACED ARE SHOWN ABOVE DRAWINGS AND CONSTRUCTED BY THE FOLLOWING METHOD.
WOOD STRUCTURAL PANEL (WSP) SHEATHING WITH A THICKNESS NOT LESS THAN 3/8 INCH FOR 16 INCH STUD SPACING
WOOD STRUCTURAL PANEL (WSP) SHEATHING WITH A THICKNESS NOT LES THAN 3/8 INCH FOR 16 INCH STUD SPACING
GYPSUM BOARD (GB) EACH PANEL MUST BE NOT LESS THAN 9/16 INCH IN LENGTH WHERE APPLIED TO ONE SIDE OF THE STUDS OR 48 INCH IN LENGTH WHERE APPLIED TO BOTH SIDE.

BRACE WALL PANEL SCHEDULE-TABLE 2308.6.1

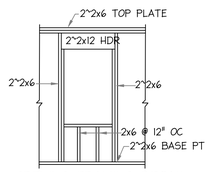
BRACE LINE #	MAX. SPACING OF BRACED WALL LINE	PROP. WALL LINE SPACING	MAX. BRACE PANEL SPACING OC.	PROP. BRACE PANEL SPACING OC.	TOTAL PROP. LENGHT OF PANEL (FT.)	NOMINAL PANEL THICNESS	WALL STUD SPACING	NAIL SPACING & LOCATION			METHOD
								EDGES INCH	INTERMEDIATE SUPPORTS	SIZE	
SEISMIC DESIGN CATEGORY-B (SECOND FLOOR)											
WBL-1	35'-0"	34'-0"	25'-0"	7'-11"	18.0	3/8"	16"	6	12	8d COMMON	CS-WSP
SEISMIC DESIGN CATEGORY-B (FIRST FLOOR)											
WBL-1	35'-0"	33'-4"	25'-0"	13'-2"	14.0	3/8"	16"	6	12	8d COMMON	CS-WSP



USP CMSTC16 STRAP DETAIL

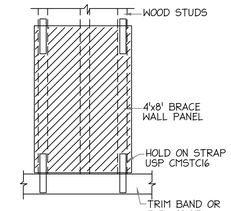
NOT TO SCALE

STRAP SHALL BE INSTALLED EVERY 4'-0"



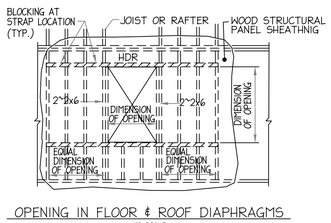
OPENING FRAMING DETAIL

NO SCALE



BRACE PANEL STRAP DETAIL

NOT TO SCALE



OPENING IN FLOOR & ROOF DIAPHRAGMS

NO SCALE

SCALE: AS NOTED	CABIESES APARTMENTS - ADDITION 314 DELAFIELD PLACE NW WASHINGTON, DC. 20011	DRAWN BY: F.C.
DATE: 05-15-2025		DWG #
BRACING WALL PLANS		S-2

GENERAL NOTES

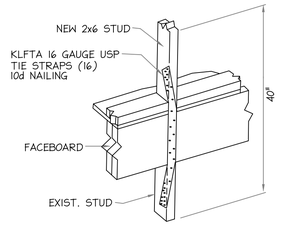
1. ALL WORK SHALL COMPLY WITH THE CODES SHOWN ON BUILDING CODE ANALYSIS
2. LIVE LOADS:
   SEE SCHEDULES BELOW.
   1500 MIN. PSF SOIL BEARING. CAPACITY.
3. CONCRETE: ALL CONCRETE SHALL BE MIXED & PLACED IN ACCORDANCE WITH THE A.C.I. BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE (ACI 318-77) CONCRETE SHALL ATTAIN AN ULTIMATE COMPRESSIVE STRENGTH AT 28 DAYS OF 3000 PSI.
4. FOOTING: FOOTING SHALL BE PLACED ON UNDISTURBED SOIL AND SHALL EXTEND INTO THE UNDISTURBED SOIL A MINIMUM OF 1'-0" BOTTOM OF FOOTING SHALL BE 2'-6" MIN. BELOW FINISHED GRADE.
5. WELDING: ALL WELDING SHALL BE IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE AMERICAN WELDING SOCIETY.
6. REINFORCING STEEL: REINFORCING STEEL SHALL BE IN ACCORDANCE WITH ASTM 615 GRADE 60.
7. ALL WOOD JOIST SHALL BE TREATED FOR TERMITES.
8. THE SPECIES/GRADES FOR LUMBER SHALL BE SPRUCE-PINE-FIR # 1.
9. ALL NOTES ARE TYPICAL FOR SIMILAR CONDITIONS THROUGHOUT THE PLANS
10. ALL FIELD CONDITIONS MUST BE PER THE ADOPTED CODE OR IF ENGINEERED PRODUCTS ARE USED MUST BE PER THE MANUFACTURER AND DOCUMENTATION MUST BE PROVIDED TO THE FIELD INSPECTOR.
12. IF ANY FUEL FIRED APPLIANCE IS INSTALLED IN THIS EXISTING DWELLING OWNER/CONTRCTOR SHALL INSTALL CARBON MONOXIDE ALARM ON OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF BEDROOMS.
13. CONTRACTOR AND OWNER SHALL INSTALL A WINDOW WITH CLEAR OPENING OF 5.7 SQUARE FEET AT EVERY SLEEPING AREA, (WINDOW TYPE A) LOCATED AT 44" AFF.
14. EACH CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONSTRUCTION OF A MAIN WIND OR SEISMIC FORCE RESISTING SYSTEM, DESIGNATED SEISMIC SYSTEM OR A WIND OR SEISMIC RESISTING COMPONENT LISTED IN THE STATEMENT OF INSPECTIONS SHALL SUBMIT A WRITTEN TATEMENT OF RESPONSIBILITY TO THE BUILDING OFFICIAL AND THE OWNER PRIOR TO THE COMMENCEMENT OF WORK ON THE SYSTEM OR COMPONENT. THE CONTRACTOR'S STATEMENT OF RESPONSIBILITY SHALL OBTAIN THE FOLLOWING:
15. ACKNOWLEDGMEWNT OF AWARENESS OF THE REQUIREMENTS CONTAINED IN THE STATEMENT OF INSPECTIONS.
16. ACKNOLEDGEMENT THAT CONTROL WIL BE EXERCISED TO OBTAIN CONFORMANCE WITH CONSTRUCTION DOCUMENTS APPROVRD BY THE BUILDING OFFICIAL.
17. PROCEDURES FOR EXERCISING CONTROL WITHIN THE CONTRACTOR ORGANIZATION, THE METHOD AND FREQUENCY OF REPORTING AND THE DISTRIBUTION PF THE REPORTS.
18. IDENTIFICATION AND QUALIFICATION OF THE PERSON(S) EXERCISING SUCH A CONTROL AND THEIR POSITION(S) IN THE ORGANIZATION.

MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS

USE	LIVE LOAD
ATTIC WITHOUT STORAGE	10 PSF
GROUND SNOW LOAD	20 PSF
JOIST-SLEEPING AREAS LL	30 PSF
JOIST-NONSLEEPING AREAS LL	40 PSF
ROOMS OTHER THAN SLEEPING ROOMS	40
STAIRS	40
SLEEPING ROOMS	30

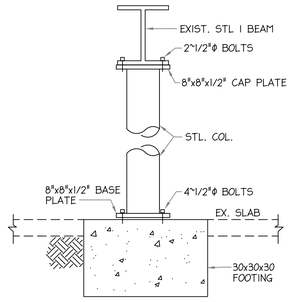
DESIGN LOADS

LOCATION	UNIFORM PSF
FLOOR (LIVING UNITS)	40
ROOF	30
GROUND SNOW	25
WIND SPEED: BASIC SPEED -115 (3-SECOND GUST WIND SPEED) WIND LOAD IMPORTANCE -1 WIND EXPOSURE CATEGORY B INTERNAL & CLADDING DESIGN WIND PRESSURE ±0.18	
SEISMIC DESIGN CATEGORY	B
FLOOD DESIGN DATA: +2' ABOVE BASE FLOOD ELEVATION PER FLOOD ELEVATION IN FEMA MAP.	



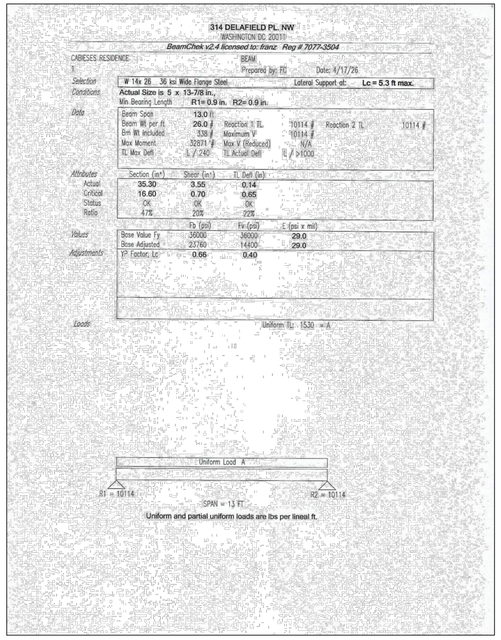
TIE DOWN STRAP DETAIL

NOT TO SCALE



BASE & CAP PLATES DETAIL

NO SCALE



314 DELAFIELD PL. NW
WASHINGTON DC 20011
BeamChek v2.4 licensed to: Kanz Reg # 7077-3504

CABIESES RESIDENCE — BEAM — Prepared by: FC — Date: 4/17/26

Selection: W 14x 26 36 ksi Wide Flange Steel — Lateral Support at: **Lc = 5.3 ft max.**

Conditions: **Actual Size is 5 x 13-7/8 in.** — Min Bearing Length: R1= 0.9 in. R2= 0.9 in.

Data: Beam Span 13.0 ft; Beam Wt per ft 26.0 #; Brn Wt included 338 #; Max Moment 32811 #-; TL Max Defl L / 240; Reaction 1 TL 10114 #; Maximum V 10114 #; Max V (Reduced) N/A; TL Actual Defl 0.67 in; Reaction 2 TL 10114 #; TL Actual Defl L / 91000

Attributes	Section (in³)	Shear (in)	TL Defl (in)
Actual	35.30	3.55	0.14
Critical	16.60	0.70	0.65
Status	OK	OK	OK
Ratio	47%	20%	22%

Values	Fb (psi)	Fv (psi)	E (psi x mil)
Base Value Fy	36000	36000	29.0
Base Adjusted	23760	14400	29.0
Adjustments: FF Factor, Lc	0.66	0.40	

Loads: Uniform TL: 1530 = A

Uniform Load A

R1 = 10114 — SPAN = 13 FT — R2 = 10114

Uniform and partial uniform loads are lbs per lineal ft.

WOOD

TABLE 2304.10.1
FASTENING SCHEDULE

DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER	SPACING AND LOCATION
Roof		
1. Blocking between ceiling joists, rafters or trusses to top plate or other framing below	3-8d common (2½" × 0.131"); or 3-10d box (3" × 0.128"); or 3-3" × 0.131" nails; or 3-3" 14 gage staples, 7/16" crown	Each end, toenail
Blocking between rafters or truss not at the wall top plate, to rafter or truss	2-8d common (2½" × 0.131") 2-3" × 0.131" nails 2-3" 14 gage staples	Each end, toenail
	2-16 d common (3½" × 0.162") 3-3" × 0.131" nails 3-3" 14 gage staples	End nail
Flat blocking to truss and web filler	16d common (3½" × 0.162") @ 6" o.c. 3" × 0.131" nails @ 6" o.c. 3" × 14 gage staples @ 6" o.c.	Face nail
2. Ceiling joists to top plate	3-8d common (2½" × 0.131"); or 3-10d box (3" × 0.128"); or 3-3" × 0.131" nails; or 3-3" 14 gage staples, 7/16" crown	Each joist, toenail
3. Ceiling joist not attached to parallel rafter, laps over partitions (no thrust) (see Section 2308.7.3.1, Table 2308.7.3.1)	3-16d common (3½" × 0.162"); or 4-10d box (3" × 0.128"); or 4-3" × 0.131" nails; or 4-3" 14 gage staples, 7/16" crown	Face nail
4. Ceiling joist attached to parallel rafter (heel joint) (see Section 2308.7.3.1, Table 2308.7.3.1)	Per Table 2308.7.3.1	Face nail
5. Collar tie to rafter	3-10d common (3" × 0.148"); or 4-10d box (3" × 0.128"); or 4-3" × 0.131" nails; or 4-3" 14 gage staples, 7/16" crown	Face nail
6. Rafter or roof truss to top plate (See Section 2308.7.5, Table 2308.7.5)	3-10 common (3" × 0.148"); or 3-16d box (3½" × 0.135"); or 4-10d box (3" × 0.128"); or 4-3" × 0.131 nails; or 4-3" 14 gage staples, 7/16" crown	Toenail[a]
7. Roof rafters to ridge valley or hip rafters; or roof rafter to 2-inch ridge beam	2-16d common (3½" × 0.162"); or 3-10d box (3" × 0.128"); or 3-3" × 0.131" nails; or 3-3" 14 gage staples, 7/16" crown; or	End nail
	3-10d common (3½" × 0.148"); or 3-16d box (3½" × 0.135"); or 4-10d box (3" × 0.128"); or 4-3" × 0.131" nails; or 4-3" 14 gage staples, 7/16" crown	Toenail

(continued)

WOOD

TABLE 2304.10.1—continued
FASTENING SCHEDULE

DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER	SPACING AND LOCATION
Wall		
8. Stud to stud (not at braced wall panels)	16d common (3½" × 0.162");	24" o.c. face nail
	10d box (3" × 0.128"); or 3" × 0.131" nails; or 3-3" 14 gage staples, 7/16" crown	16" o.c. face nail
9. Stud to stud and abutting studs at intersecting wall corners (at braced wall panels)	16d common (3½" × 0.162"); or	16" o.c. face nail
	16d box (3½" × 0.135"); or	12" o.c. face nail
	3" × 0.131" nails; or 3-3" 14 gage staples, 7/16" crown	12" o.c. face nail
10. Built-up header (2" to 2" header)	16d common (3½" × 0.162"); or	16" o.c. each edge, face nail
	16d box (3½" × 0.135")	12" o.c. each edge, face nail
11. Continuous header to stud	4-8d common (2½" × 0.131"); or 4-10d box (3" × 0.128")	Toenail
12. Top plate to top plate	16d common (3½" × 0.162"); or	16" o.c. face nail
	10d box (3" × 0.128"); or 3" × 0.131" nails; or 3" 14 gage staples, 7/16" crown	12" o.c. face nail
13. Top plate to top plate, at end joints	8-16d common (3½" × 0.162"); or 12-10d box (3" × 0.128"); or 12-3" × 0.131" nails; or 12-3" 14 gage staples, 7/16" crown	Each side of end joint, face nail (minimum 24" lap splice length each side of end joint)
14. Bottom plate to joist, rim joist, band joist or blocking (not at braced wall panels)	16d box (3½" × 0.135"); or 3" × 0.131" nails; or 3" 14 gage staples, 7/16" crown	12" o.c. face nail
15. Bottom plate to joist, rim joist, band joist or blocking at braced wall panels	2-16d common (3½" × 0.162"); or 3-16d box (3½" × 0.135"); or 4-3" × 0.131" nails; or 4-3" 14 gage staples, 7/16" crown	16" o.c. face nail
16. Stud to top or bottom plate	4-8d common (2½" × 0.131"); or 4-10d box (3" × 0.128"); or 4-3" × 0.131" nails; or 4-3" 14 gage staples, 7/16" crown; or	Toenail
	2-16d common (3½" × 0.162"); or 3-10d box (3" × 0.128"); or 3-3" × 0.131" nails; or 3-3" 14 gage staples, 7/16" crown	End nail
17. Top or bottom plate to stud	2-16d common (3½" × 0.162"); or 3-10d box (3" × 0.128"); or 3-3" × 0.131" nails; or 3-3" 14 gage staples, 7/16" crown	End nail
18. Top plates, laps at corners and intersections	2-16d common (3½" × 0.162"); or 3-10d box (3" × 0.128"); or 3-3" × 0.131" nails; or 3-3" 14 gage staples, 7/16" crown	Face nail

(continued)

WOOD

TABLE 2304.10.1—continued
FASTENING SCHEDULE

DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER	SPACING AND LOCATION
Wall		
19. 1" brace to each stud and plate	2-8d common (2½" × 0.131"); or 2-10d box (3" × 0.128"); or 2-3" × 0.131" nails; or 2-3" 14 gage staples, 7/16" crown	Face nail
20. 1" × 6" sheathing to each bearing	2-8d common (2½" × 0.131"); or 2-10d box (3" × 0.128")	Face nail
21. 1" × 8" and wider sheathing to each bearing	3-8d common (2½" × 0.131"); or 3-10d box (3" × 0.128")	Face nail
Floor		
22. Joist to sill, top plate, or girder	3-8d common (2½" × 0.131"); or floor 3-10d box (3" × 0.128"); or 3-3" × 0.131" nails; or 3-3" 14 gage staples, 7/16" crown	Toenail
23. Rim joist, band joist, or blocking to top plate, sill or other framing below	8d common (2½" × 0.131"); or 10d box (3" × 0.128"); or 3" × 0.131" nails; or 3" 14 gage staples, 7/16" crown	6" o.c., toenail
24. 1" × 6" subfloor or less to each joist	2-8d common (2½" × 0.131"); or 2-10d box (3" × 0.128")	Face nail
25. 2" subfloor to joist or girder	2-16d common (3½" × 0.162")	Face nail
26. 2" planks (plank & beam – floor & roof)	2-16d common (3½" × 0.162")	Each bearing, face nail
27. Built-up girders and beams, 2" lumber layers	20d common (4" × 0.192")	32" o.c., face nail at top and bottom staggered on opposite sides
	10d box (3" × 0.128"); or 3" × 0.131" nails; or 3" 14 gage staples, 7/16" crown	24" o.c. face nail at top and bottom staggered on opposite sides
	And; 2-20d common (4" × 0.192"); or 3-10d box (3" × 0.128"); or 3-3" × 0.131" nails; or 3-3" 14 gage staples, 7/16" crown	Ends and at each splice, face nail
28. Ledger strip supporting joists or rafters	3-16d common (3½" × 0.162"); or 4-10d box (3" × 0.128"); or 4-3" × 0.131" nails; or 4-3" 14 gage staples, 7/16" crown	Each joist or rafter, face nail
29. Joist to band joist or rim joist	3-16d common (3½" × 0.162"); or 4-10d box (3" × 0.128"); or 4-3" × 0.131" nails; or 4-3" 14 gage staples, 7/16" crown	End nail
30. Bridging or blocking to joist, rafter or truss	2-8d common (2½" × 0.131"); or 2-10d box (3" × 0.128"); or 2-3" × 0.131" nails; or 2-3" 14 gage staples, 7/16" crown	Each end, toenail

(continued)

WOOD

TABLE 2304.10.1—continued
FASTENING SCHEDULE

DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER	SPACING AND LOCATION	
Wood structural panels (WSP), subfloor, roof and interior wall sheathing to framing and particleboard wall sheathing to framing[a]			
		Edges (inches)	Intermediate supports (inches)
31. 3/8" – 1/2"	6d common or deformed (2" × 0.113") (subfloor and wall)	6	12
	8d box or deformed (2½" × 0.113") (roof)	6	12
	2½" × 0.113" nail (subfloor and wall)	6	12
	1¾" 16 gage staple, 7/16" crown (subfloor and wall)	4	8
	2½" × 0.113" nail (roof)	4	8
	1¾" 16 gage staple, 7/16" crown (roof)	3	6
32. 19/32" – 1")	8d common (2½" × 0.131"); or 6d deformed (2" × 0.113")	6	12
	2½" × 0.113" nail; or 2" 16 gage staple, 7/16" crown	4	8
33. 1 1/8" – 1 1/4"	10d common (3" × 0.148"); or 8d deformed (2½" × 0.131")	6	12
Other exterior wall sheathing			
34. 1/2" fiberboard sheathing[b]	1½" galvanized roofing nail (7/16" head diameter); or 1½" 16 gage staple with 7/16" or 1" crown	3	6
35. 25/32" fiberboard sheathing[b]	1½" galvanized roofing nail (7/16" diameter head); or 1½" 16 gage staple with 7/16" or 1" crown	3	6
Wood structural panels, combination subfloor underlayment to framing			
36. 3/4" and less	8d common (2½" × 0.131"); or 6d deformed (2" × 0.113")	6	12
37. 7/8" – 1"	8d common (2½" × 0.131"); or 6d deformed (2½" × 0.131")	6	12
38. 1 1/4" – 1 1/2"	10d common (3" × 0.148"); or 8d deformed (2½" × 0.131")	6	12
Panel siding to framing			
39. 1/2" or less	6d corrosion-resistant siding (1½" × 0.106"); or 6d corrosion-resistant casing (2" × 0.099")	6	12
40. 5/8"	8d corrosion-resistant siding (2½" × 0.128"); or 8d corrosion-resistant casing (2½" × 0.113")	6	12

(continued)

WOOD

TABLE 2304.10.1—continued
FASTENING SCHEDULE

DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER	SPACING AND LOCATION	
Wood structural panels (WSP), subfloor, roof and interior wall sheathing to framing and particleboard wall sheathing to framing[a]			
		Edges (inches)	Intermediate supports (inches)
Interior paneling			
41. 1/4"	4d casing (1½" × 0.080"); or 4d finish (1½" × 0.072")	6	12
42. 3/8"	6d casing (2" × 0.099"); or 6d finish (Panel supports at 24 inches)	6	12

For SI: 1 inch = 25.4 mm.

a. Nails spaced at 6 inches at intermediate supports where spans are 48 inches or more. For nailing of wood structural panel and particleboard diaphragms and shear walls, refer to Section 2305. Nails for wall sheathing are permitted to be common, box or casing.

b. Spacing shall be 6 inches on center on the edges and 12 inches on center at intermediate supports for nonstructural applications. Panel supports at 16 inches (20 inches if strength axis in the long direction of the panel, unless otherwise marked).

c. Where a rafter is fastened to an adjacent parallel ceiling joist in accordance with this schedule and the ceiling joist is fastened to the top plate in accordance with this schedule, the number of toenails in the rafter shall be permitted to be reduced by one nail.

DISTRICT OF COLUMBIA
QUINTON WORRELL
No. PE8564
REGISTERED
PROFESSIONAL ENGINEER
3-25-26

SCALE: AS NOTED	CABIESES APARTMENTS - ADDITION 314 DELAFIELD PLACE NW WASHINGTON, DC. 20011	DRAWN BY: F.C.
DATE: 05-15-2025		DWG #
NOTES & DETAILS		S-3

DISTRICT OF COLUMBIA GOVERNMENT
OFFICE OF THE SURVEYOR

Washington, D.C., October 21, 2024

Plat for Building Permit of :

SQUARE 3304 LOT 59

Scale: 1 inch = 20 feet

Recorded in Book 100 Page 100

Receipt No. 25-00444

Drawn by: A.S.

Furnished to: FRANZ J. CARRETERO

"I hereby certify that the dimensions and configuration of the lot(s) hereon depicted are consistent with the records of the Office of the Surveyor unless otherwise noted, but may not reflect actual field measurements. The dimensions and configuration of A&T lots are provided by the Office of Tax and Revenue and may not necessarily agree with the deed description(s)."

_____

Surveyor, D.C.

I hereby certify that on this plat on which the Office of the Surveyor has drawn the dimensions of this lot, I have accurately and completely depicted and labeled the following:
1) all existing buildings and improvements - including parking spaces, covered porches, decks and retaining walls over four feet above grade, and any existing face-on-line or party wall labeled as such, well as projections and improvements in public space - with complete and accurate dimensions;
2) all proposed demolition or raze of existing buildings duly labeled as such; all proposed buildings and improvements - including parking spaces, covered porches, decks and retaining walls over four feet above grade, any existing face-on-line or party wall labeled as such, as well as projections and improvements in public space and the improvements used to satisfy pervious surface or green area ratio requirements - with complete and accurate dimensions, in conformity with the plans submitted with building permit application _____; and
3) any existing chimney or vent on an adjacent property that is located within 10 feet of this lot.
I also hereby certify that:
1) my depiction on this plat, as detailed above, is accurate and complete as of the date of my signature hereon;
2) there is no elevation change exceeding ten feet measured between lot lines; or if so, this elevation change is depicted on a site plan submitted with the plans for this permit application;
3) I have/have not (*circle one*) filed a subdivision application with the Office of the Surveyor;
4) I have/have not (*circle one*) filed a subdivision application with the Office of Tax & Revenue; and
5) if there are changes to the lot and its boundaries as shown on this plat, or to the proposed construction and plans as shown on this plat, that I shall obtain an updated plat from the Office of the Surveyor on which I will depict all existing and proposed construction and which I will then submit to the Office of the Zoning Administrator for review and approval prior to permit issuance.
The Office of the Zoning Administrator will only accept a Building Plat issued by the Office of the Surveyor within the two years prior to the date DCRA accepts a Building Permit Application as complete.
I acknowledge that any inaccuracy or errors in my depiction on this plat will subject any permit or certificate of occupancy issued in reliance on this plat to enforcement, including revocation under Sections 105.6(1) and 110.5.2 of the Building Code (Title 12A of the DCMR) as well as prosecution and penalties under Section 404 of D.C. Law 4-164 (D.C. Official Code §22-2405).

Signature: _____
Date: 4-15-2025
Printed Name: _____ Relationship to Lot Owner: _____

If a registered design professional, provide license number _____ and include stamp below.

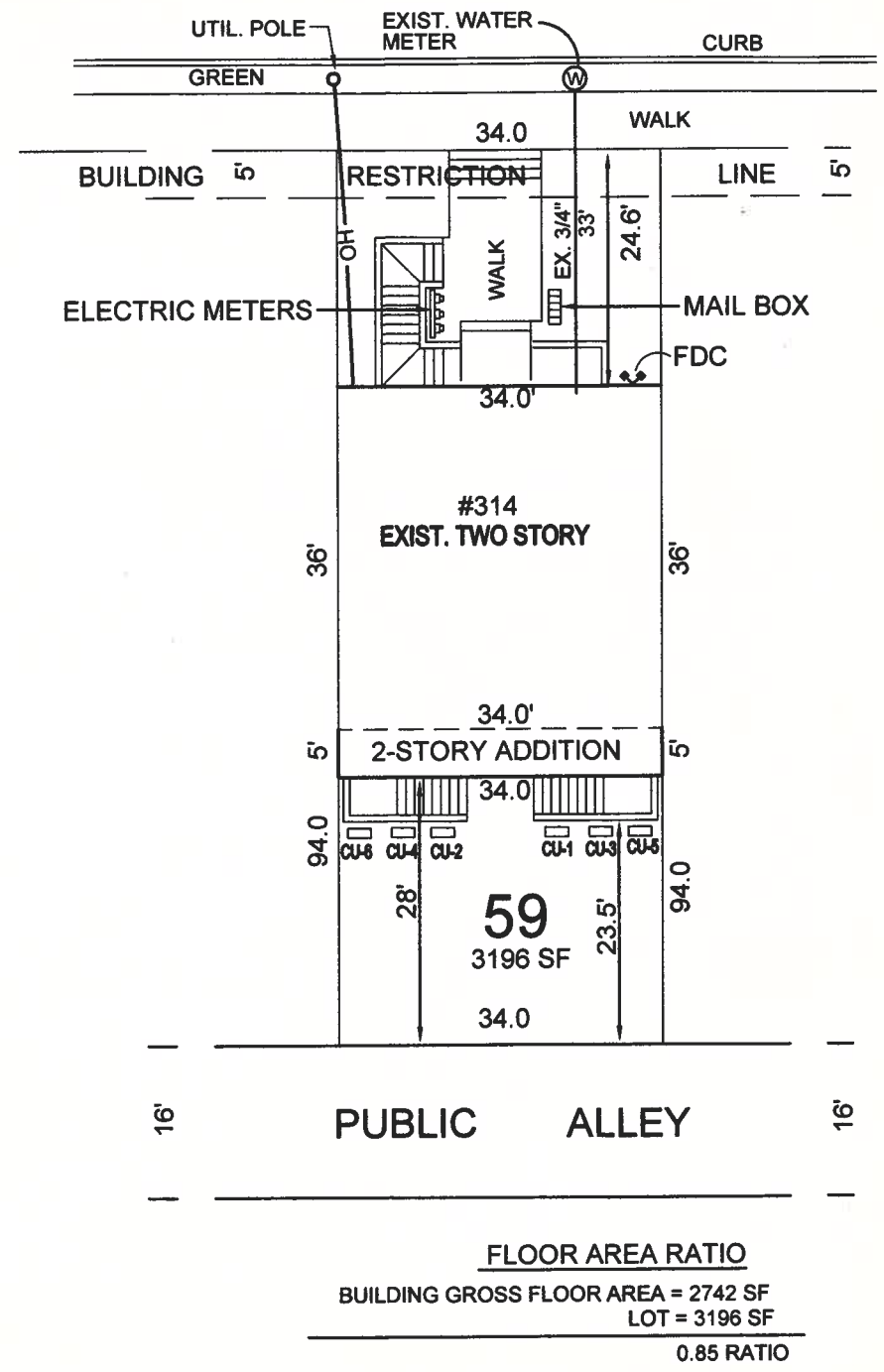
DISTRICT OF COLUMBIA
No. PE6864
REGISTERED
PROFESSIONAL ENGINEER

0 10 30 60 100

SCALE: 1:20

SQUARE 3304

DELAFIELD PLACE, N.W.



FLOOR AREA RATIO

BUILDING GROSS FLOOR AREA = 2742 SF
LOT = 3196 SF
0.85 RATIO