

GENERAL NOTES

1. ALL WORK SHALL COMPLY WITH THE CODES SHOWN ON BUILDING CODE ANALYSIS
2. LIVE LOADS:
ROOF: SNOW LOAD/LIVE LOAD 30 PSF. DEAD LOAD TOP CHORD 7 PSF
DEAD LOAD BOTTOM CHORD 10 PSF
WIND SPEED OF 90 MPH-3 SECOND GUST.
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.
11. DUCTWORK SHALL BE LOCATED IN BULKHEAD AS HIGH AS POSSIBLE
12. IF ANY FUEL FIRED APPLIANCE IS INSTALLED IN THIS EXISTING DWELLING OWNER/CONTRACTOR 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.

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SCOPE OF WORK

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

SCOPE OF IEBC ALTERATION LEVEL 3

BUILDING CODE ANALYSIS

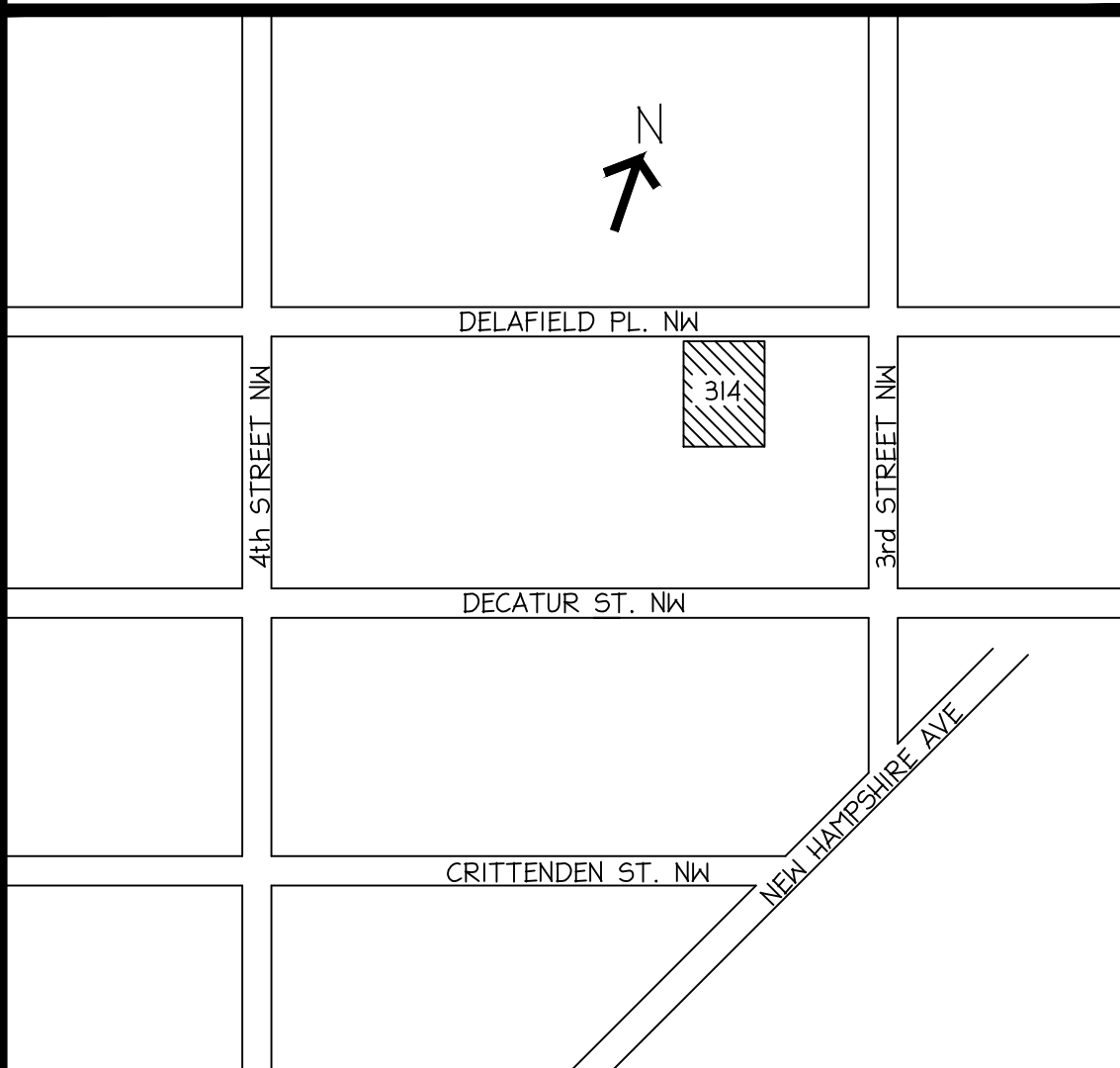
APPLICABLE CODES: 2017 DISTRICT OF COLUMBIA BUILDING CODE 2017 ICC RESIDENTIAL CODE 2017 D.C. GREEN CONSTRUCTION CODE 2017 D.C. ENERGY CONSERVATION CODE 2017 D.C. FIRE CODE 2017 D.C. MECHANICAL CODE 2017 D.C. PLUMBING CODE 2017 ICC EXISTING BUILDING CODE 2017 ICC FUEL GAS CODE 2011 NATIONAL ELECTRICAL CODE 2017 ICC FIRE CODE	
IBC-2012 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
BLDG. NUMBER OF STORIES ABOVE GRADE (W/BASEMENT).	3
HIGH RISE	NO
FIRE ALARM SYSTEM	Y
FULLY SPRINKLED	YES
TOTAL BUILDING S.F.: THIRD FLOOR _____ UNIT 5 - 652 SF UNIT 6 - 652 SF SECOND FLOOR _____ UNIT 3 - 658 SF UNIT 5 - 658 SF FIRST FLOOR _____ UNIT 1 - 684 SF UNIT 2 - 684 SF TOTAL 3985F	
ALTERATION AND ADDITION PER IEBC	

SYMBOLS AND ABBREVIATIONS

	INTERIOR ELEVATION REFERENCE
	WINDOW & DOOR DESIGNATION
	FLOOR LEVEL
	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
	SMOKE DETECTOR/CARBON MONOXIDE
	FAN No. 1
	TYPICAL WALL BRACE PANEL (WBL-X)

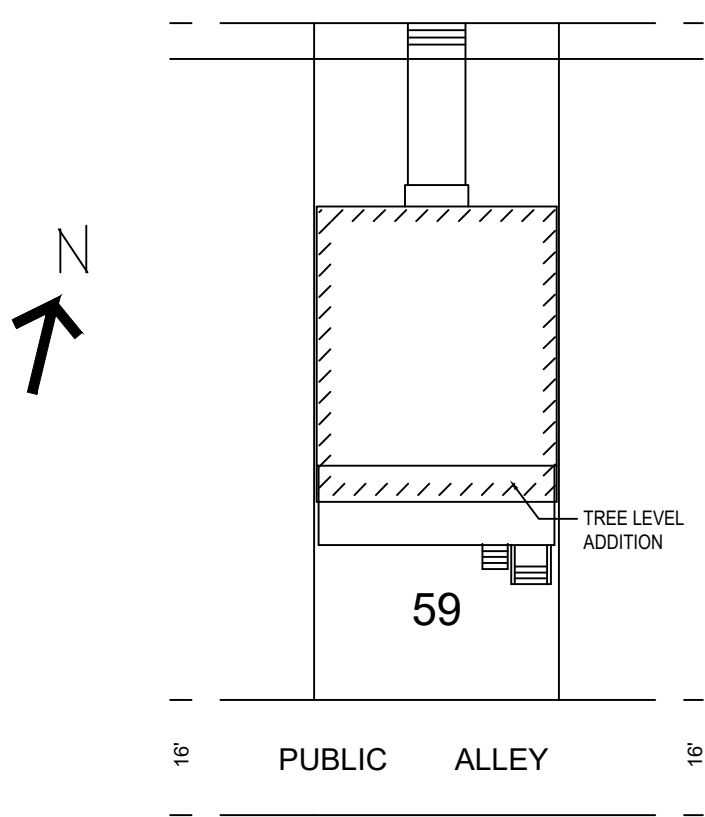
@	AT	GYF. BD.	GYPSUM BOARD
AHU	AIR HANDLING UNIT	H.M.	HOLLOW METAL
A.F.F.	ABOVE FINISHED FLOOR	HGT.	HEIGHT
A.F.G.	ABOVE FINISHED GRADE	HORIZ.	HORIZONTAL
ABV.	ABOVE	IN.	INCH
APPROX.	APPROXIMATE	INSUL.	INSULATION
BLDG.	BUILDING	INT.	INTERIOR
C.M.U.	CONCRETE MASONRY UNIT	J.B.	JUNCTION BOX
CLG.	CEILING	KIT.	KITCHEN
CL.	CLOSET	LAV.	LAVATORY
CONC.	CONCRETE		
CU.	CONDENSING UNIT		
CONST.	CONSTRUCTION		
CONT.	CONTINUOUS		
D/W	DISHWASHER		
DEM.	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		
PNDR	POWDER		

VICINITY MAP



KEY PLAN

DELAFIELD PLACE, N.W.



CABIESES APARTMENTS ADDITION
314 DELAFIELD STREET NW.
WASHINGTON, DC. 20011

COVER SHEET

TITLE:

DWG #

A-0

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					
30 PSF	110 MPH	B	SEVERE	30 IN.	MODERATE TO HEAVY	15° F	YES	JULY 2, 1979	300	50° F

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

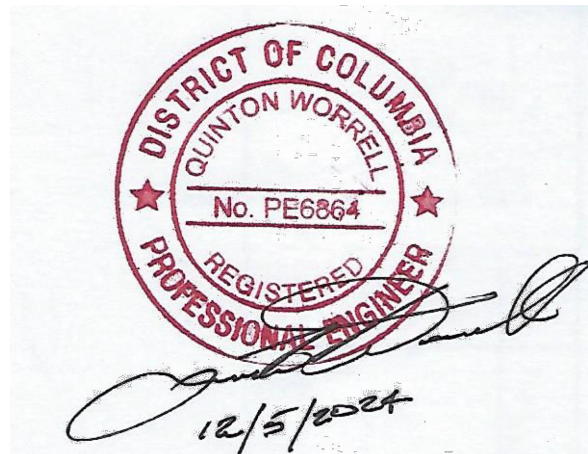
TABLE R402.1.4 U FACTORS

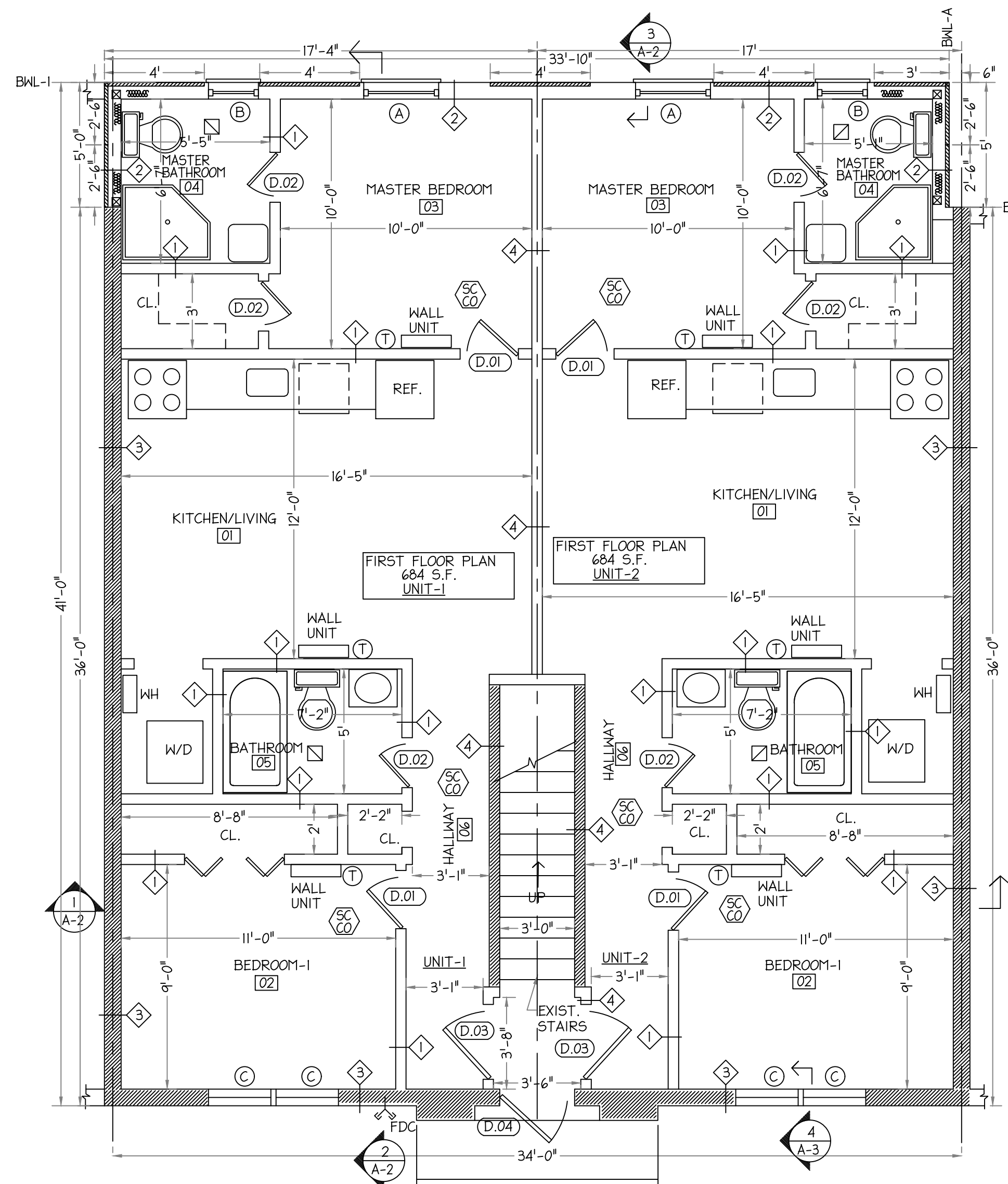
CLIMATE ZONE	FENESTRATION U FACTOR	CLG. U FACTOR	WALL FRAME U FACTOR	FLOOR U FACTOR	BSMINT. WALL U FACTOR
4	0.30	0.026	0.045	0.033	0.045

INSULATION & FENESTRATION BY COMPONENT 402.1

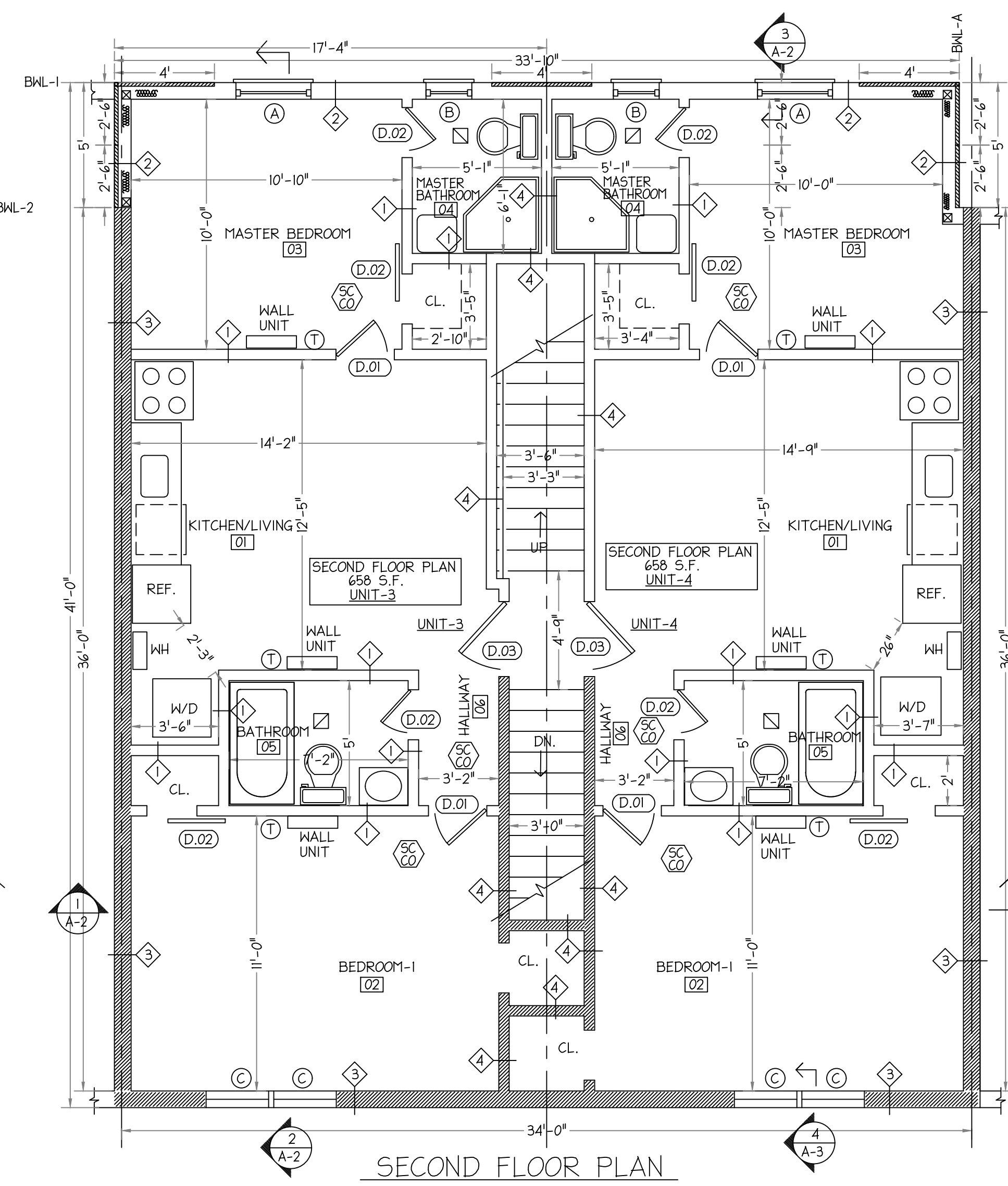
2017 ECC						
CLIMATE ZONE	FENESTRATION U-FACTOR	GLAZED FENESTRATION SHGC	BSMINT. WALL R-VALUE	CEILING R-VALUE	WOOD FRAME WALL R-VALUE	FLOOR FRAME R-VALUE
4A	0.32	0.40	13 CAVITY	49	20 OR 13+5	R-13 IN CAVITY + R-10 CONTINUOUS EXTERIOR

- U-FACTORS OF FENESTRATION PRODUCTS ARE DETERMINED IN ACCORDANCE WITH THE NFRC OR THE DEFAULT TABLE VALUES.
- SHGC FACTORS OF FENESTRATION PRODUCTS ARE DETERMINED IN ACCORDANCE NFRC 400.
- FENESTRATION LISTED ND LABELED DOES NOT EXCEED CODE LIMITS PER WITH THE NFRC OR THE DEFAULT TABLE VALUES.

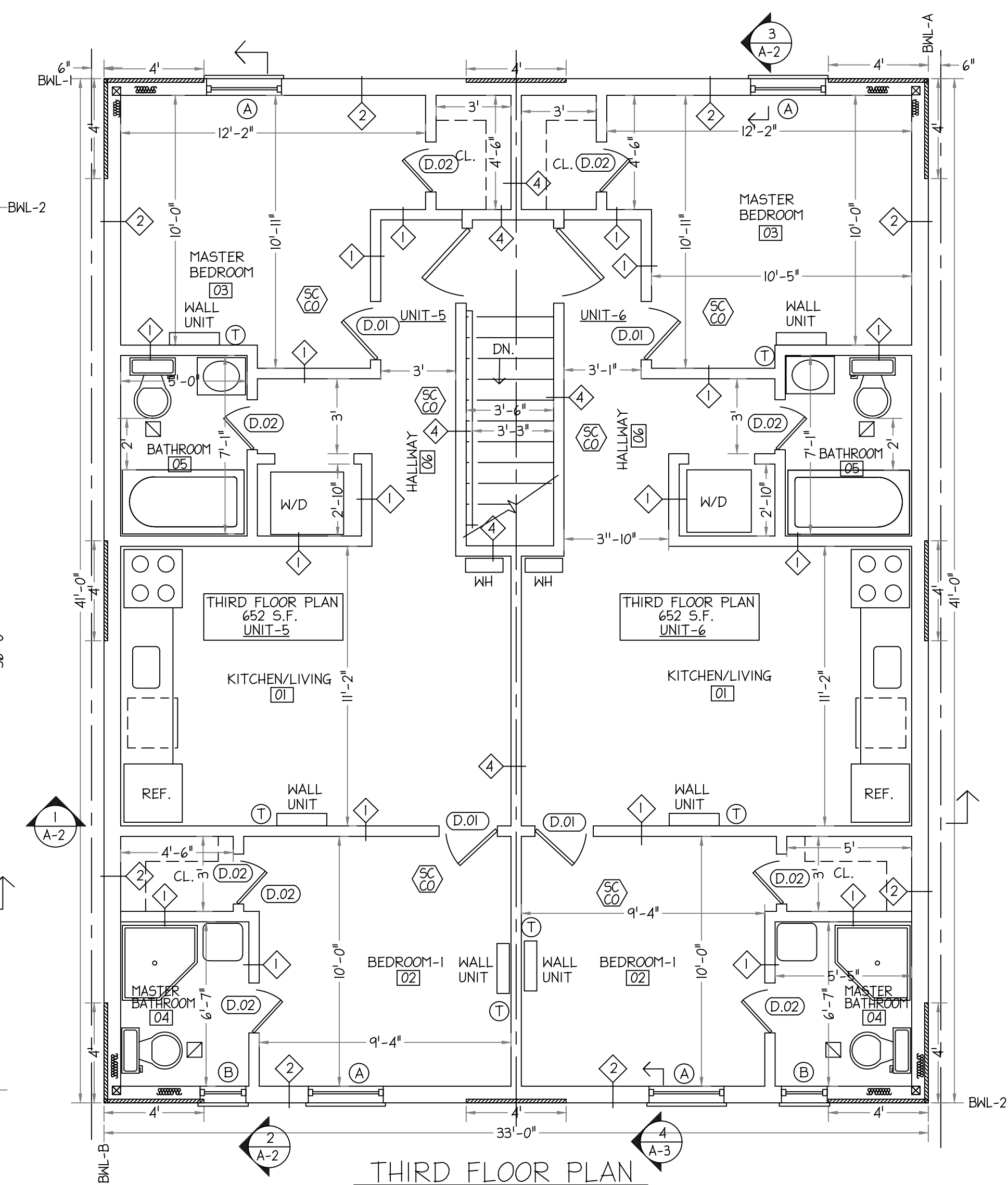




FIRST FLOOR PLAN
1/4"=1'-0"



SECOND FLOOR PLAN
1/4"=1'-0"



THIRD FLOOR PLAN
1/4"=1'-0"

WINDOW SCHEDULE			
2. TEMPER GLASS SHALL BE PROVIDED IN WINDOWS & DOOR PANELS WHERE REQUIRED BY ALL APPLICABLE CODES. 3. ONE INCH THICK INSULATION GLASS UNITS SHALL BE USED FOR GLASSING. 4. WINDOW DESIGN BASED ON "AMERICAN CRAFTSMAN" DOUBLE PANE WITH LOW-E VINYL FRAME OVER HUNG OR EQUAL. (SEE SPECS.) 5. U-FACTOR 0.38 PER TABLE C402.3 IECC 2012 CLIMATE ZONE 4 SHGC ORIENTATION SOUTH & EAST 0.40. 6. PER TABLE C402.4.3 MAX. AIR LEAKAGE RATE 0.20 (CFM/SF) TEST PROCEDURE AAMA/WDMA/ OR NFRC 400. 7. NEW WINDOWS REQUIRE TO BE INSTALLED WITH PROPER INSULATION AND CAULK SEALING OPENINGS PER C402.4.1.1.			

DOOR SCHEDULE UNITS 1 & 2							
DOOR NUMBER	ROOM NAME	WIDTH	HEIGHT	THICK	DOOR MATERIAL	HARDWARE	REMARKS
(D.01)	BEDROOM-1 [02] MASTER BEDROOM [03]	2'-4"	7'-0"	1-3/4"	WOOD	HINGES, FLR. WOOD FRAME. DOOR STOP PRIVACY SET DOOR KNOBS	N/A
(D.02)	BATHROOM [05] MASTER BATHROOM [04] CLOSET	2'-0"	7'-0"	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"	WOOD	HINGES, FLR. WOOD FRAME. DOOR STOP DOOR KNOBS PRIVACY SET	- RODENT PROOF
(D.04)	MAIN ENTRANCE	3'-0"	7'-0"	1-3/4"	WOOD	HINGES, FLR. WOOD FRAME. DOOR STOP DOOR KNOBS PRIVACY SET CLOSER PANIC HARDWARE	2-HR - RODENT PROOF - EXIST.

BRACE WALL PANEL SCHEDULE									
WIND SPEED 115 MPH-THIRD FLOOR									
BRACE LINE #	WALL LINE SPACING	MIN. LENGHT OF BRACING PANEL	PROPOSED TOT. LENGHT OF PANEL	NOMINAL PANEL THICKNESS	WALL STUD SPACING	NAIL SIZE/SPACING			REMARKS
						EDGES INCH	FIELD INCH	SIZE	
WBL-1	41'-0"	7.5	12.0	3/8"	16"	6	12	8d COMMON	METHOD CS-WSP
WBL-2	41'-0"	7.5	12.0	3/8"	16"	6	12	8d COMMON	METHOD CS-WSP
WBL-A	33'-0"	6.0	12.0	3/8"	16"	6	12	8d COMMON	METHOD CS-WSP
WBL-B	33'-0"	6.0	12.0	3/8"	16"	6	12	8d COMMON	METHOD CS-WSP
WIND SPEED 115 MPH-SECOND FLOOR									
WBL-1	5'-0"	3.5	5.0	3/8"	16"	6	12	8d COMMON	METHOD CS-WSP
WBL-2	5'-0"	3.5	5.0	3/8"	16"	6	12	8d COMMON	METHOD CS-WSP
WBL-A	33'-10"	11.5	12.0	3/8"	16"	6	12	8d COMMON	METHOD CS-WSP
WIND SPEED 115 MPH-FIRST FLOOR									
WBL-1	5'-0"	5.0	6.0	3/8"	16"	6	12	8d COMMON	METHOD CS-WSP
WBL-2	5'-0"	5.0	6.0	3/8"	16"	6	12	8d COMMON	METHOD CS-WSP
WBL-A	33'-10"	17.0	19.0	3/8"	16"	6	12	8d COMMON	METHOD CS-WSP

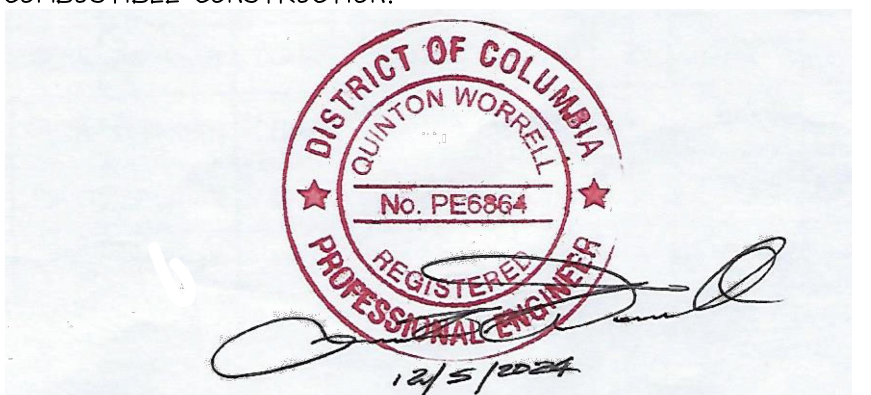
BRACING WALL PANEL NOTES

IBC 2017 BRACE WALL NOTE
2308.9.3 BRACING. BRACED WALL LINES SHALL CONSIST OF BRACED WALL PANELS THAT MEET THE REQUIREMENTS FOR LOCATIONS TYPE AND AMOUNT OF BRACING AS SHOWN IN FIGURE 2308.9.3 SPECIFIED IN TABLE 2308.9.3(1) AND ARE IN LINE OR OFFSET FROM EACH OTHER BY NO MORE THAN 4 FEET. BRACED WALL PANELS SHALL START NOT MORE THAN 12 HALF FEET FROM EACH END OF A BRACED WALL LINE. BRACED ARE SHOWN IN A001 AND S001 DRAWINGS AND CONSTRUCTED BY THE FOLLOWING METHOD.
WOOD STRUCTURAL PANEL SHEATHING WITH A THICKNESS NOT LES THAN 3/8 INCH FOR 16 INCH STUD SPACING

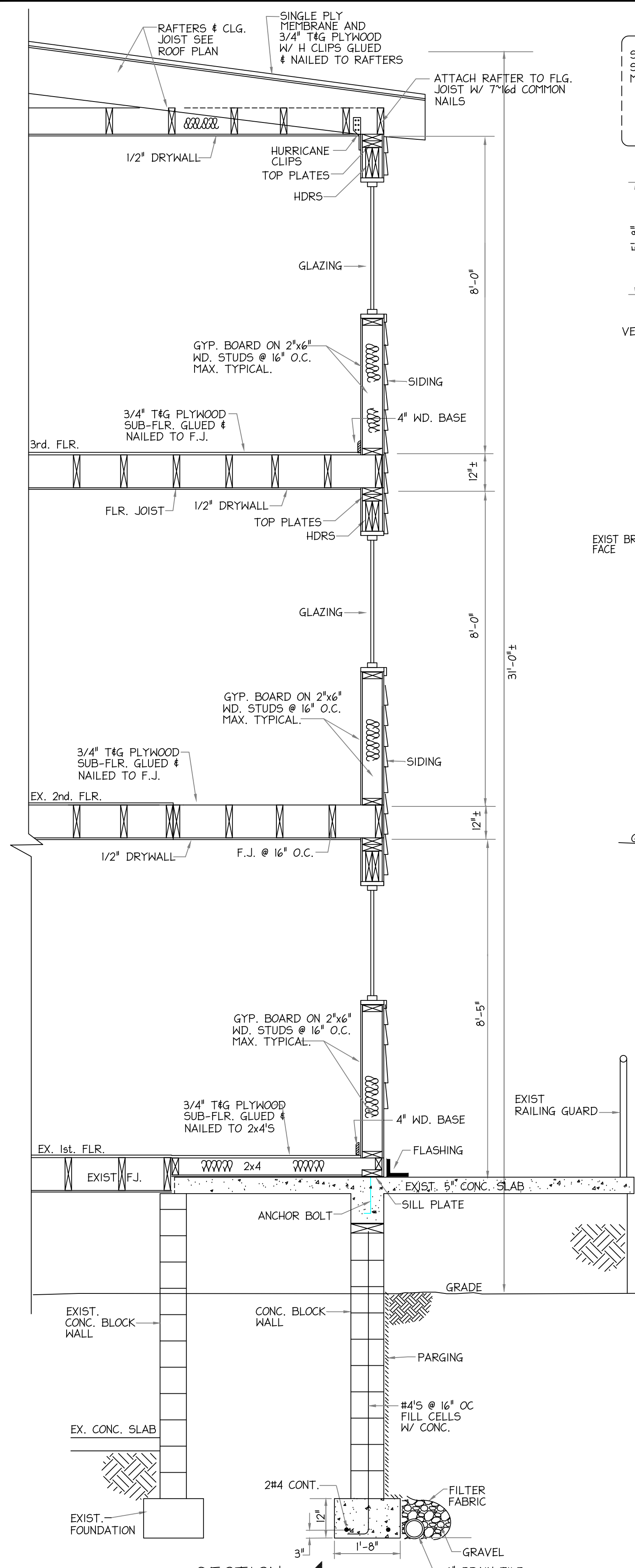
ROOM FINISH SCHEDULE UNITS 1 THRU 6									
RM. No.	ROOM NAME	FLOOR	BASE		WALLS		CEILING		WALL & CEILING FINISH CLASS
			MATL.	HT.	MATL.	FIN.	MATL.	FIN.	
[01]	KITCHEN/LIVING	HARDWOOD	WOOD	4"	GWB	PAINTED	GWB	PAINTED	8'-0" A, B OR C
[02]	BEDROOM-1	HARDWOOD	WOOD	4"	GWB	PAINTED	GWB	PAINTED	8'-0" A, B OR 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

GENERAL NOTES

- DIMENSIONS:
- VERIFY DIMENSIONS, GRADES, BOUNDARIES AND CONSTRUCTION BEFORE PROCEEDING WITH CONSTRUCTION. IMMEDIATELY REPORT ANY DISCREPANCIES TO ARCHITECT.
 - FIRE RATED WALLS - DIMENSIONS INDICATED ON PLANS ARE TO FACE OF STUDS, TO CONCRETE WALLS AND / OR TO CMU WALLS.
 - 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.
 - MATERIALS - MATERIAL AND WORK SHALL COMPLY WITH APPLICABLE CODES AND REGULATIONS. VERIFY THAT SUBSTITUTIONS COMPLY WITH APPLICABLE CODES AND REGULATIONS.
 - 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.
 - GUARD AND RAIL HEIGHTS AND CONSTRUCTION SHALL COMPLY WITH APPLICABLE CODES AND REGULATIONS.
 - INTERIOR FINISHES SHALL COMPLY WITH APPLICABLE CODES AND REGULATIONS.
 - FINISH CLOSETS (FLOORS, BASE, WALLS, TRIM AND CEILINGS) TO MATCH ADJOINING ROOMS OR AREAS. PAINT EXPOSED WOOD.
 - 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.
 - RESILIENT FLOOR OR TILE APPLIED ON CONCRETE. PROVIDE WATER RESISTANT GYPSUM BOARD BEHIND CERAMIC WALL TILE.
 - INTERIOR PAINTING.
 - PAINT SHALL BE FLAT FINISH AT OFFICE AND HALLWAYS.
 - PAINT SHALL BE SEMI-GLOSS FINISH AT BATHROOMS, KITCHEN, COOKING ROOMS, MECHANICAL AND ELECTRICAL ROOMS, PUBLIC AREAS, DOORS, AND TRIM (U.N.O.).
 - PROVIDE FIRE BLOCKING EVERY TEN FEET HORIZONTALLY AND VERTICALLY IN CONCEALED COMBUSTIBLE CONSTRUCTION.

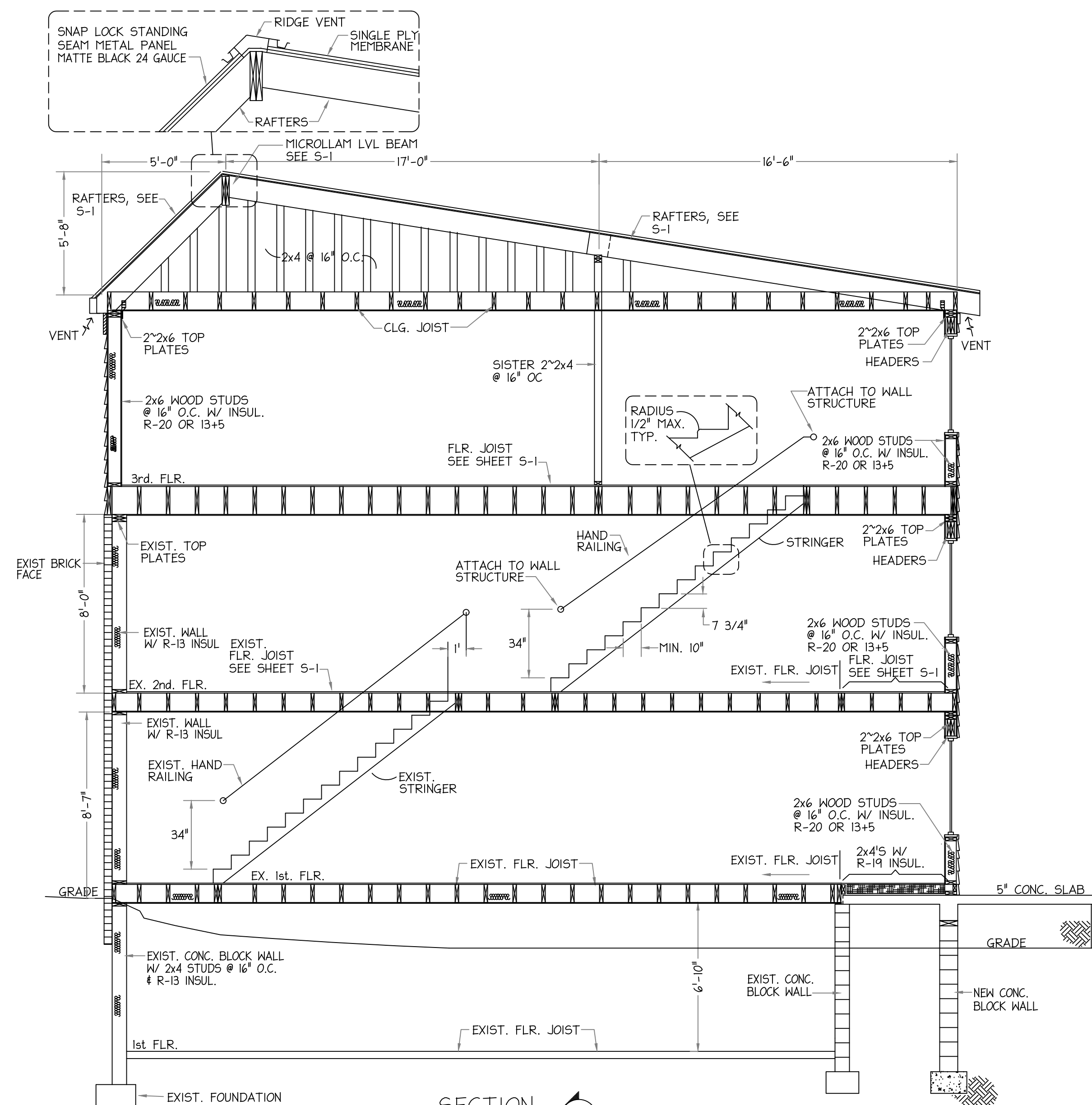


SCALE: AS NOTED	CABIESES APARTMENTS - ADDITION 314 DELAFIELD PLACE NW WASHINGTON, DC. 20011	DRAWN BY: F.C.
DATE: 12-03-2024		DWG #
FLOOR PLANS		A-1

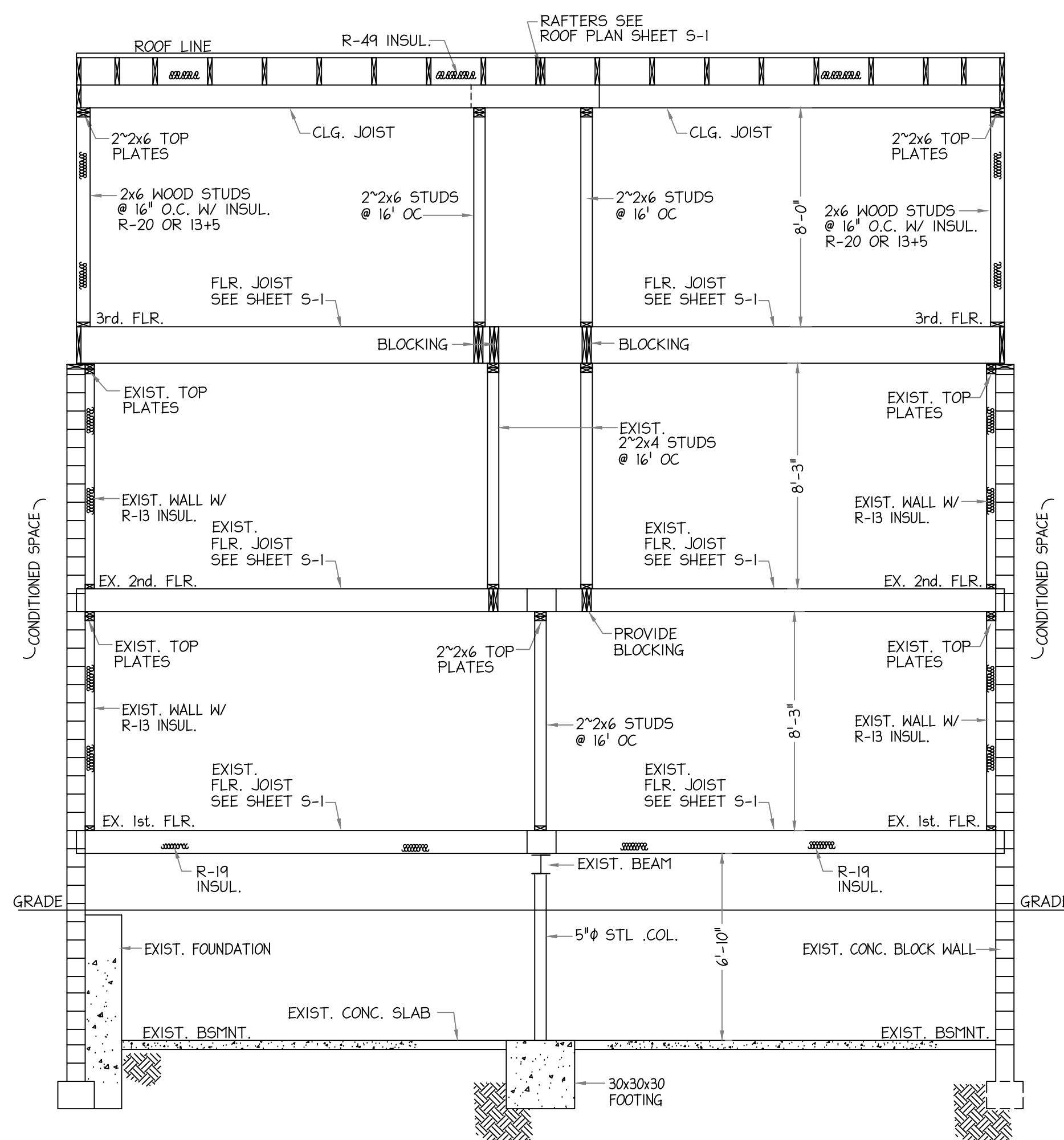


FOUNDATION WALL NOTES

- DUOWALL 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 ASTM A615 GRADE 60.
- CELLS WITH VERTICAL REINFORCEMENT SHALL BE FILLED WITH GROUT.
- SOIL BEARING PRESSURE 1500 PSF.



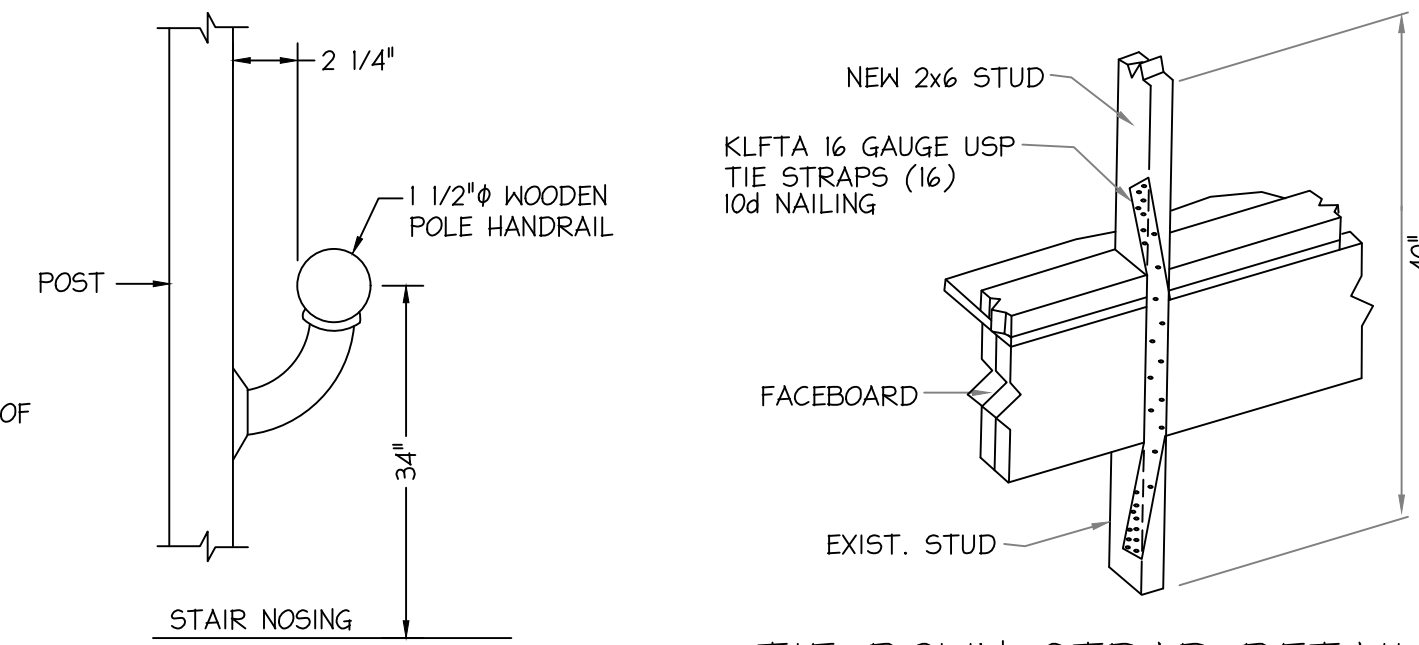
SECTION 2
SCALE: 1/4"=1'-0"



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

THERMAL ENVELOPE INSULATION DETAIL

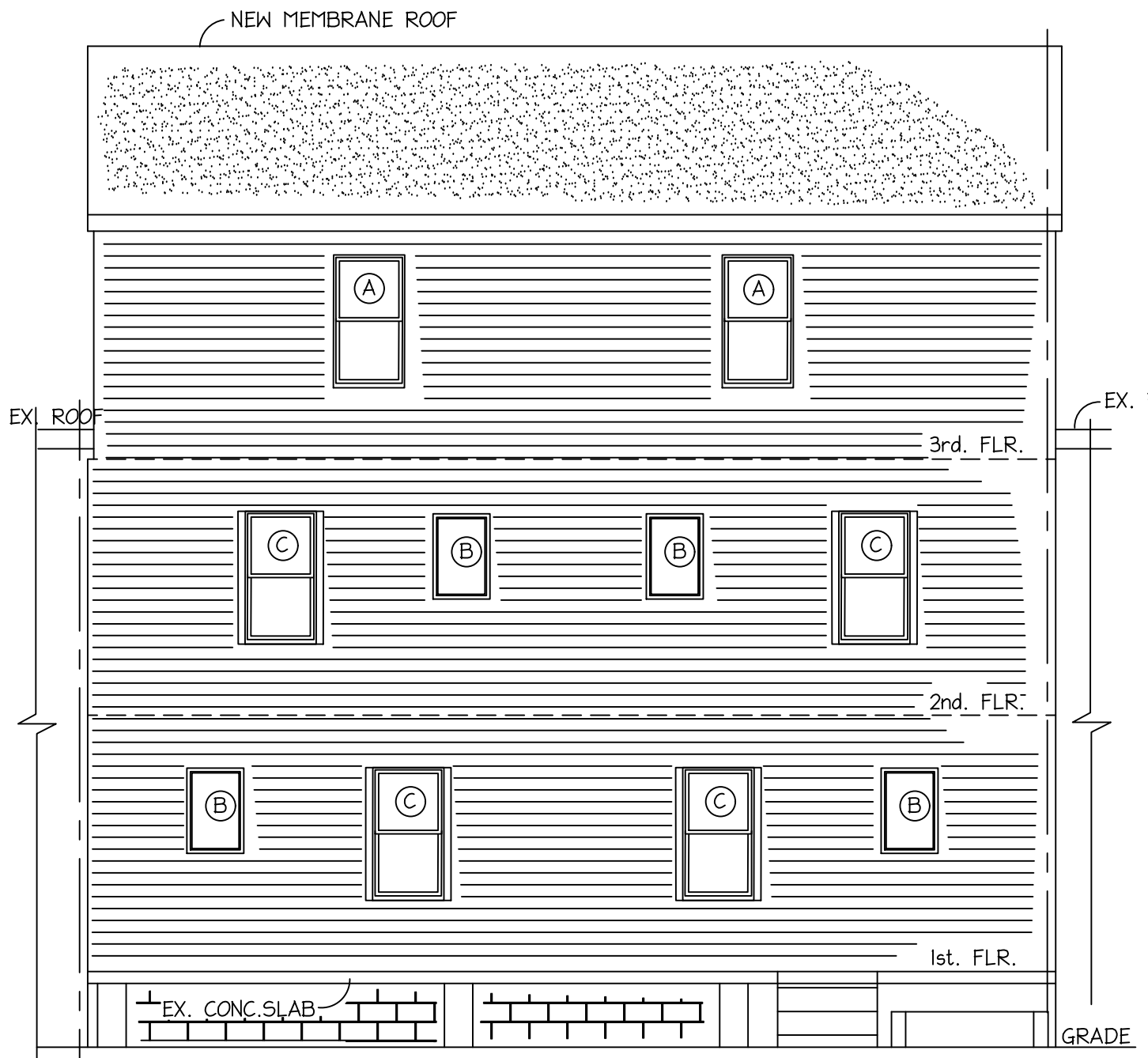
- R-VALUE METHOD CLIMATE ZONE A
- AIR LEAKAGE-THERMAL ENVELOPE NOTE:**
- THIS ADDITION/EXISTING BUILDING SHALL BE TESTED FOR AIR LEAKAGE THERMAL ENVELOPE IN ACCORDANCE OF ASTM E 779 OR EQUIVALENT METHOD APPROVED BY CODE OFFICIAL.
 - INSULATION MARK SHALL BE INSTALLED SUCH THAT THE MFR'S R- VALUE MARK IS READILY OBSERVABLE UPON INSPECTION.
 - FOR ADDITIONAL INFO. ON THERMAL INSULATION ON A005.



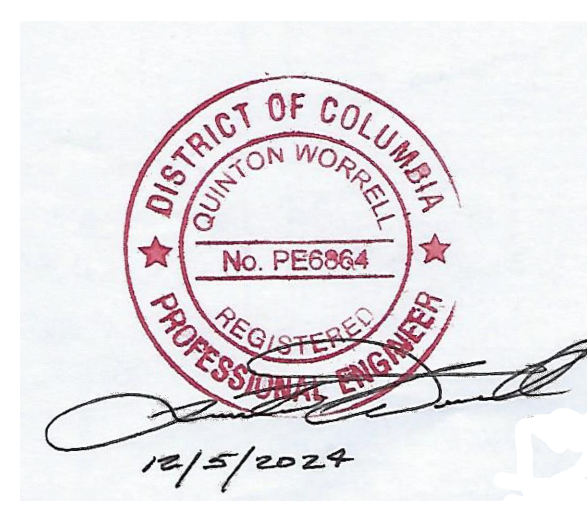
TIE DOWN STRAP DETAIL
NOT TO SCALE



NORTH ELEVATION
3/16"=1'-0"



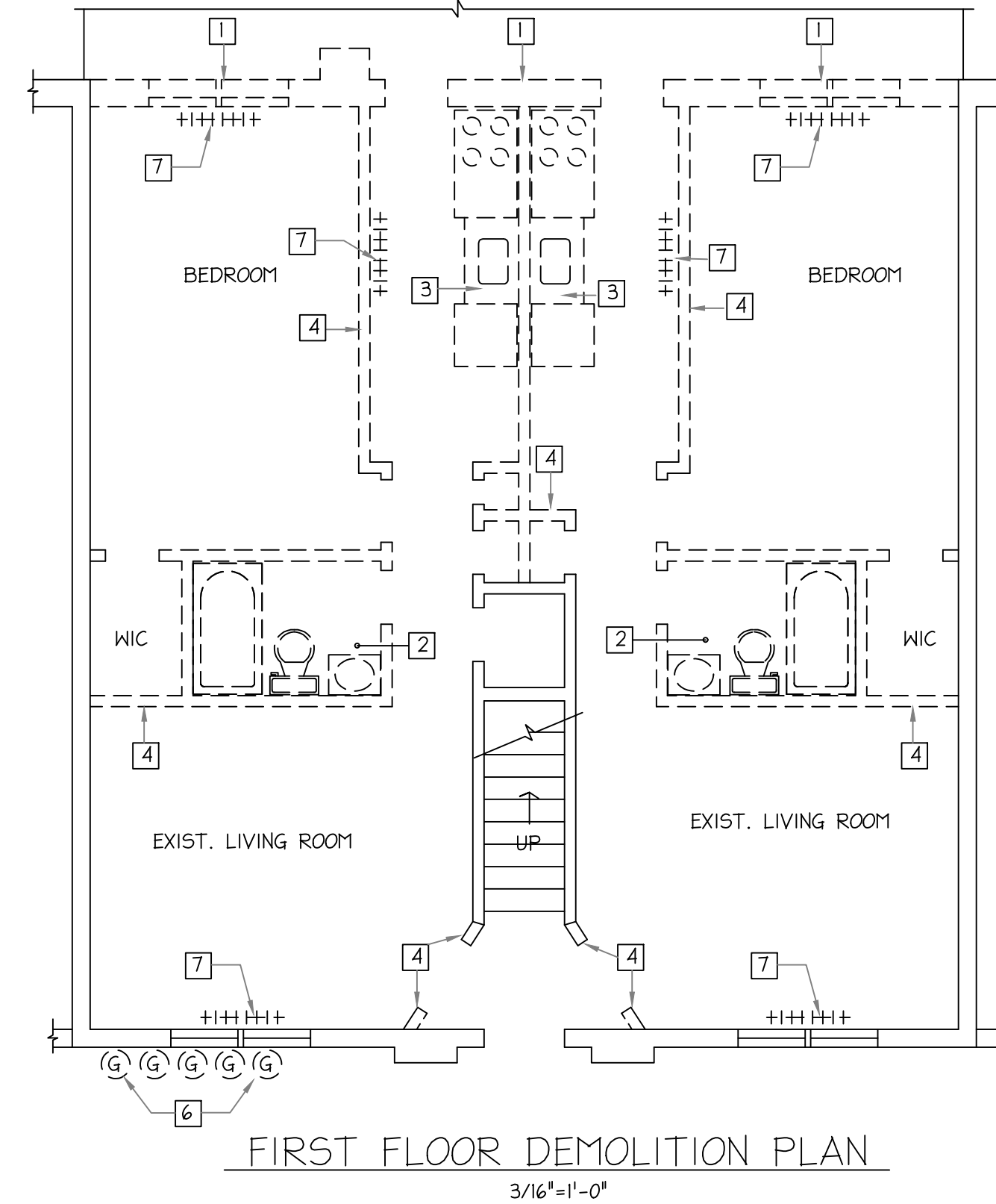
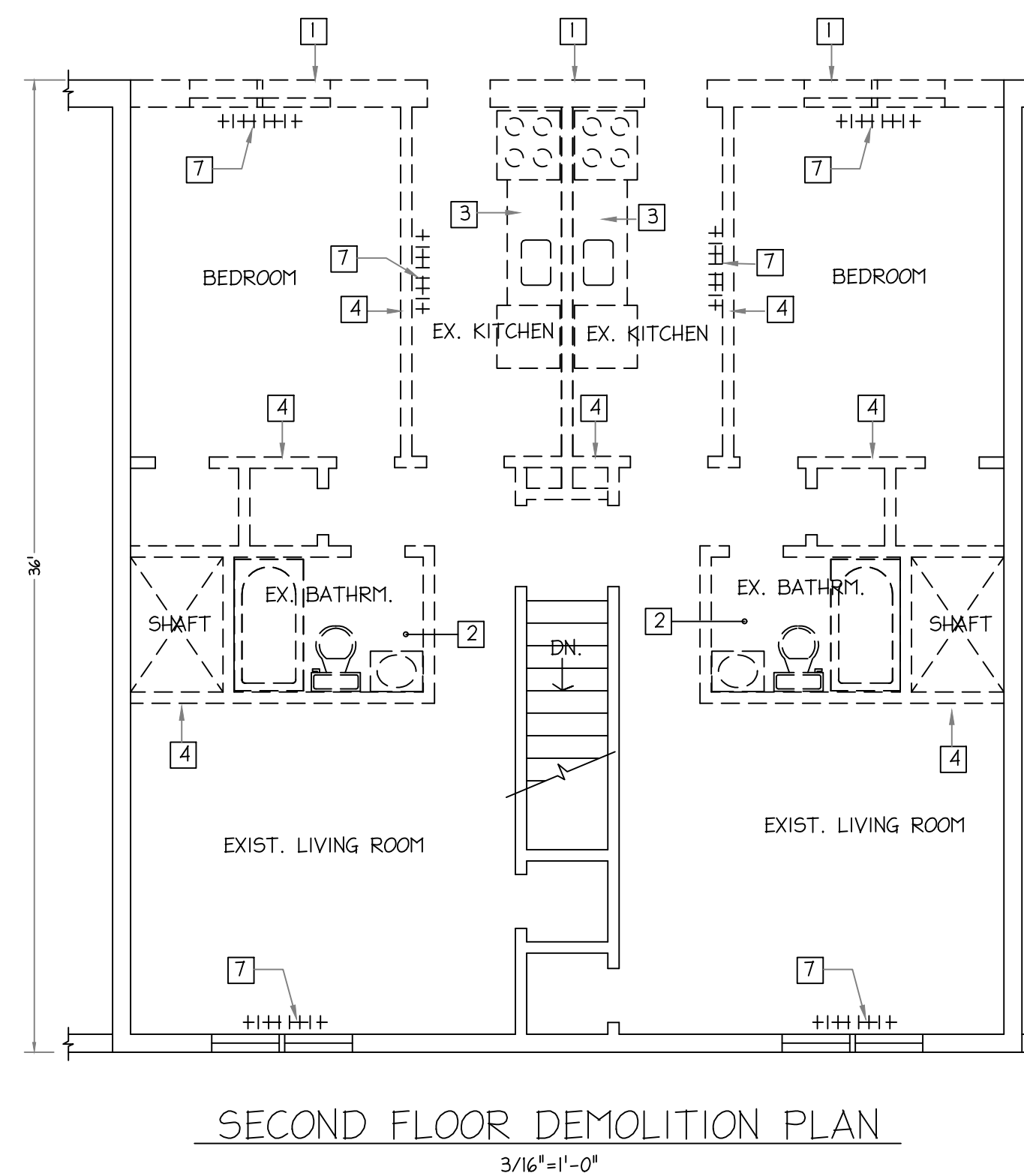
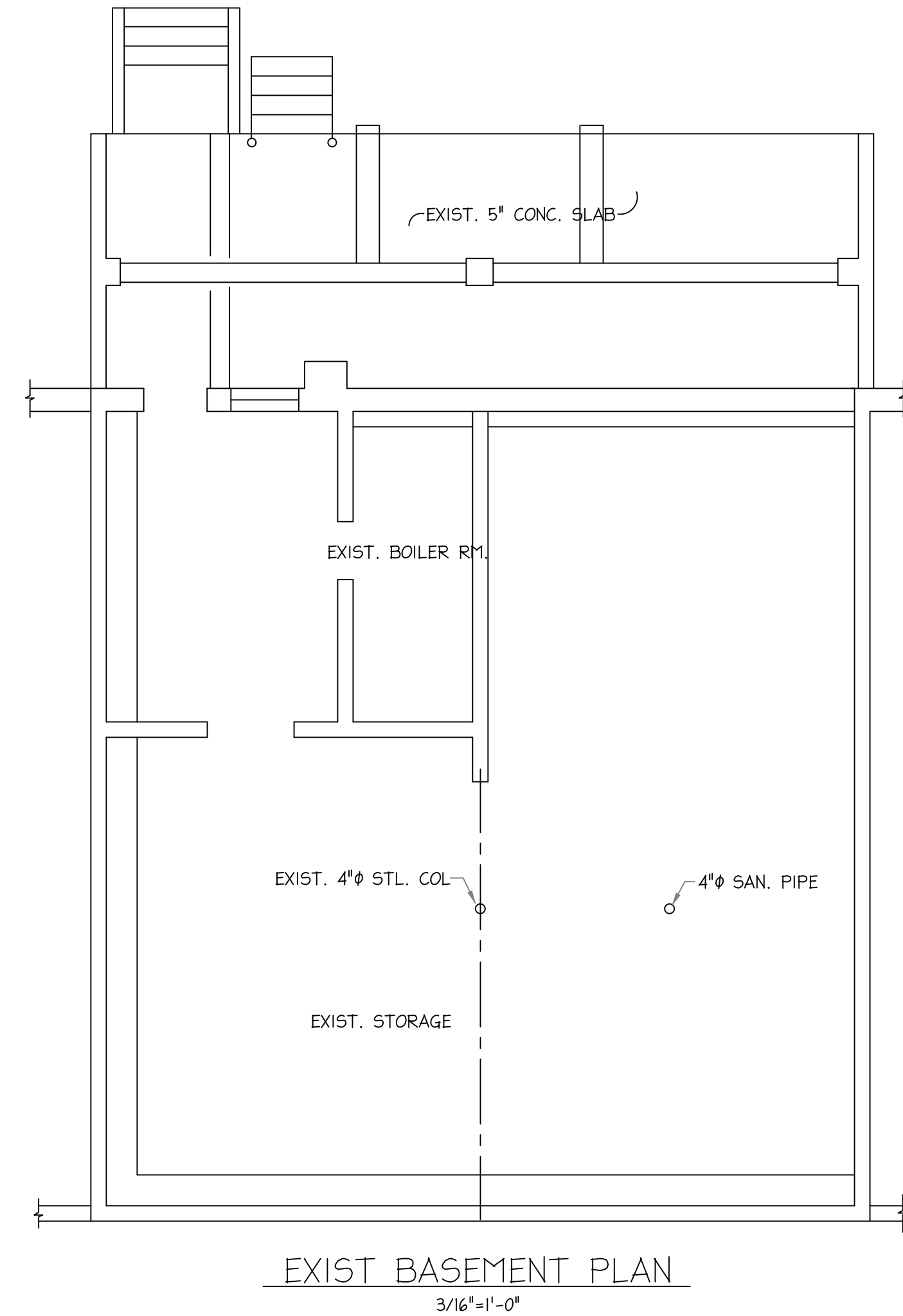
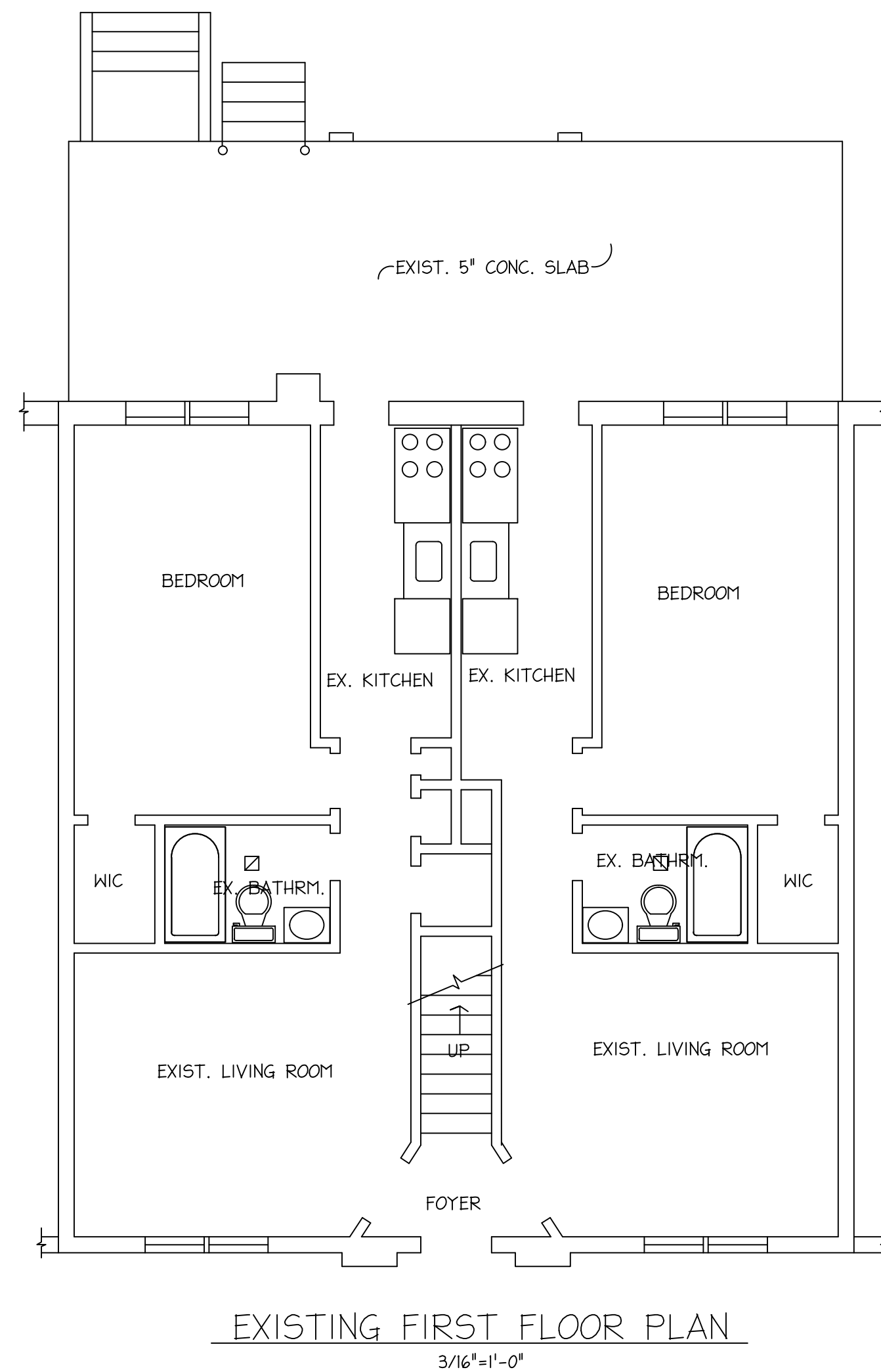
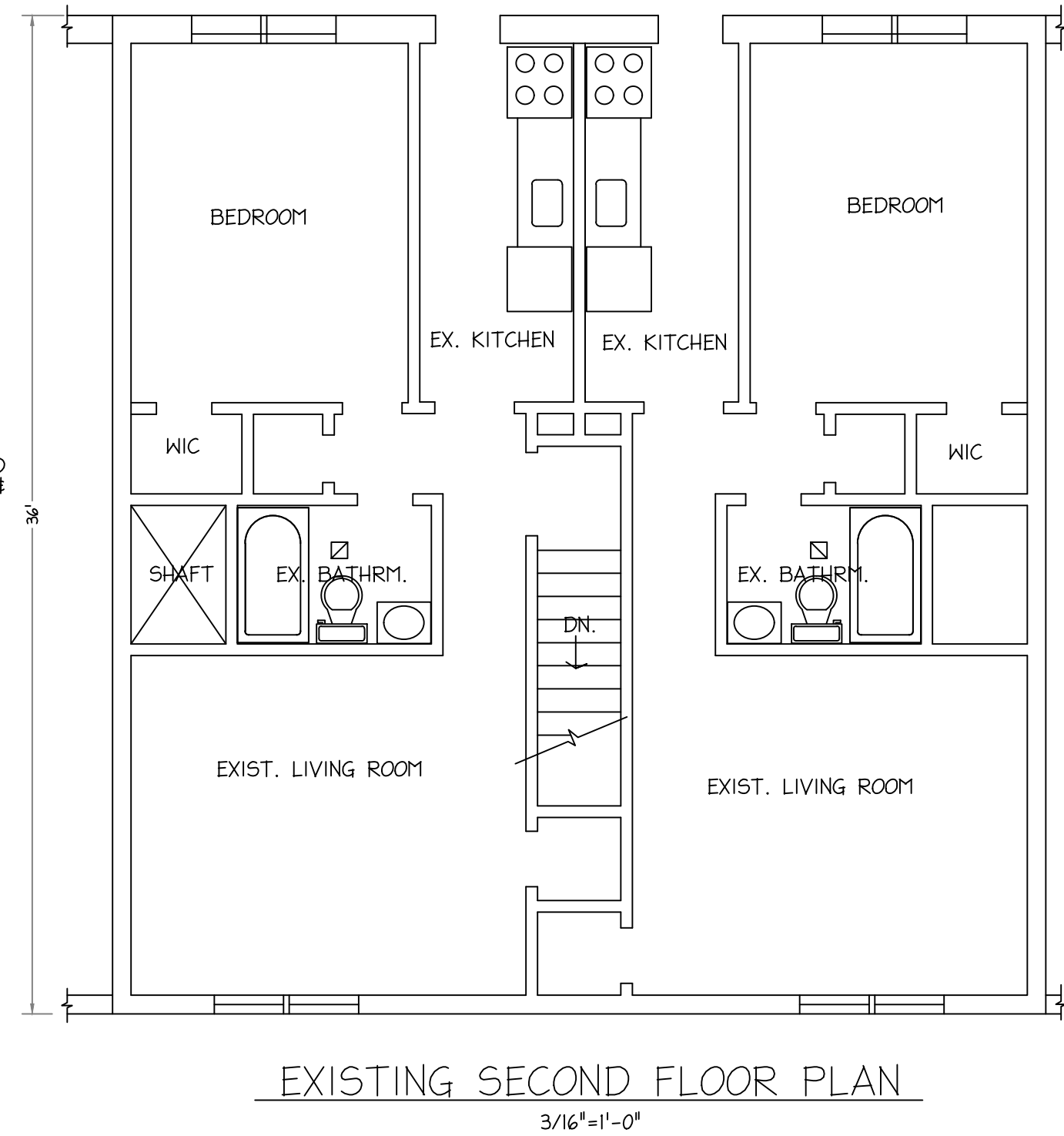
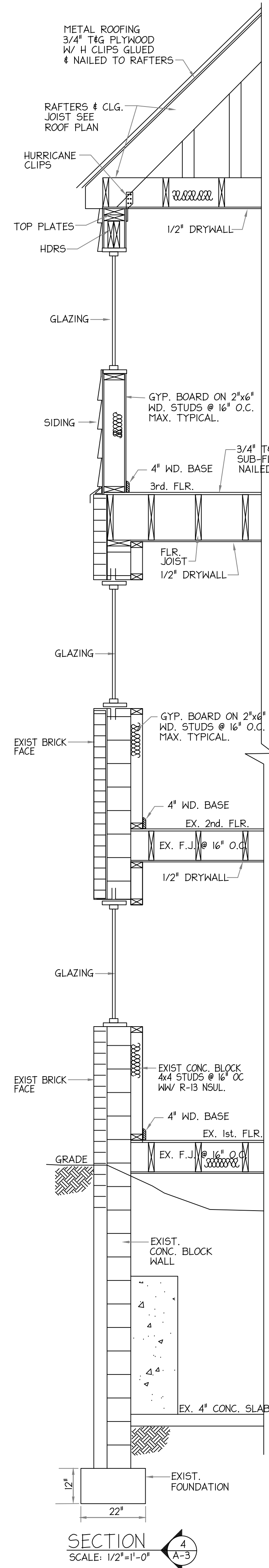
SOUTH ELEVATION
3/16"=1'-0"



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DATE: 12-03-2024		DWG #

SECTIONS

A-2

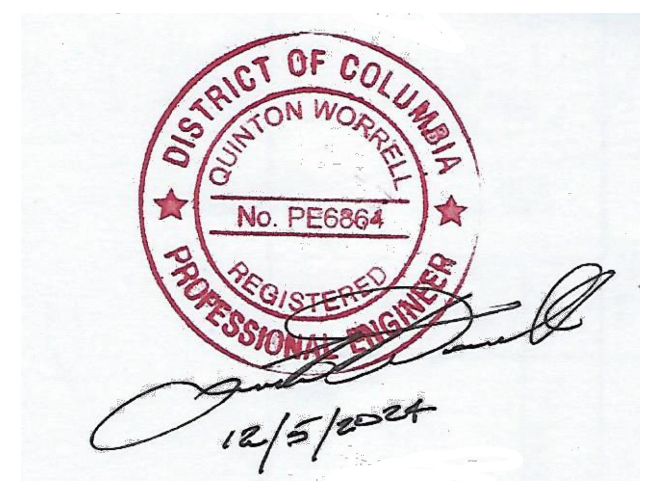


DEMOLITION NOTES

- 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 BSMT.

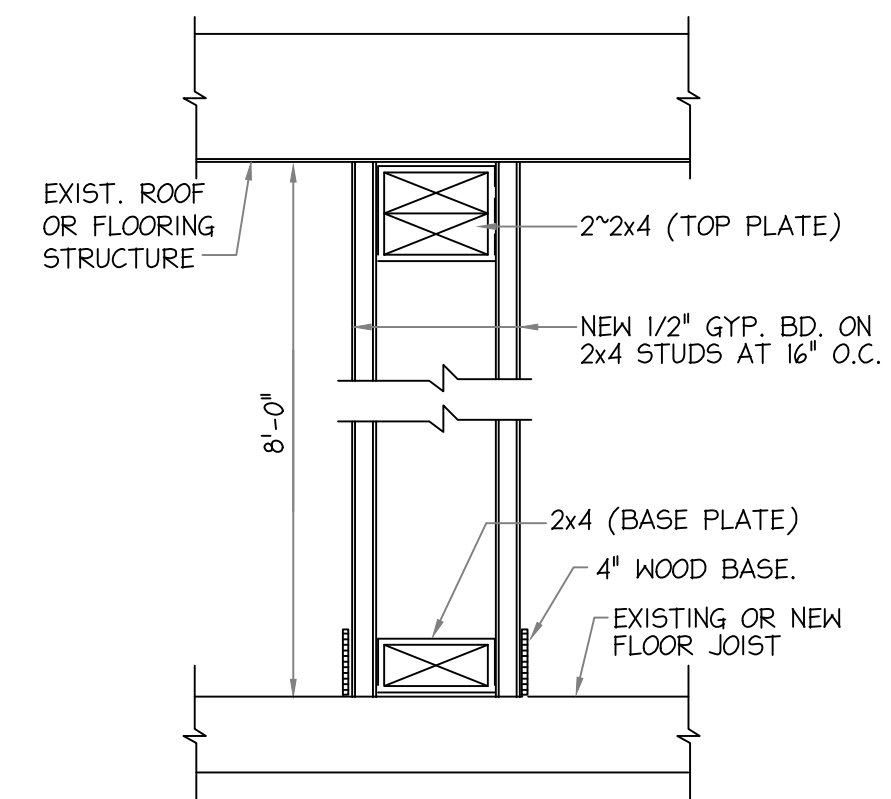
LEGEND

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

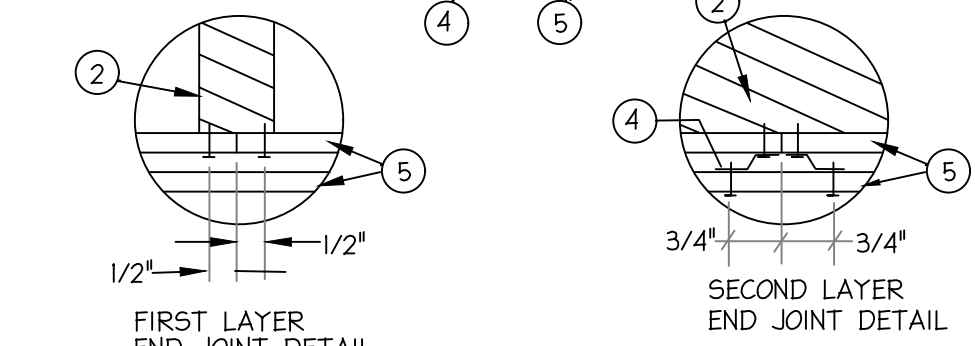
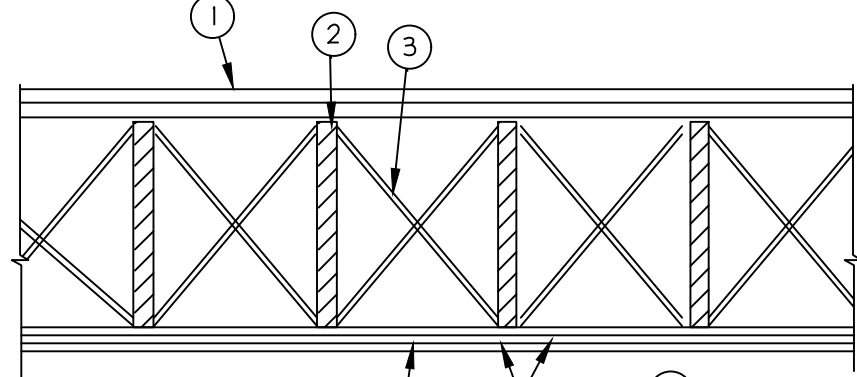


SCALE: AS NOTED	CABIESES APARTMENTS - ADDITION 314 DELAFIELD PLACE NW WASHINGTON, DC. 20011	DRAWN BY: F.C.
DATE: 12-03-2024		DWG #
EXISTING PLANS		A-3

WALL SCHEDULE



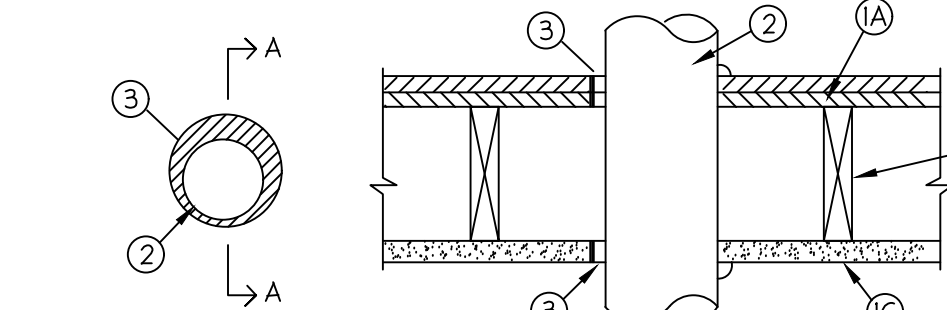
1 TYPICAL PARTITION DETAIL
NO TO SCALE



- 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 END MATCHED, LAID PERPENDICULAR TO JOIST.
- WOOD JOIST - MIN. 2 BY 10 SPACED AT 16" O.C. AND EFFECTIVELY FIRE BLOCKED IN ACCORDANCE WITH LOCAL CODES.
- 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.
- CEILING DAMPER- MAX NOM. AREA SHALL BE 100 SQ IN MAX RECTANGULAR SIZE SHALL BE 12 IN WIDE BY 16-1/2 IN LONG. MAX HEIGHT OF DAMPER SHALL BE 8-3/4. AGGREGATE DAMPER OPENINGS 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.
- 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.
- FINISHING SYSTEM- (NOT SHOWN) VINYL 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.

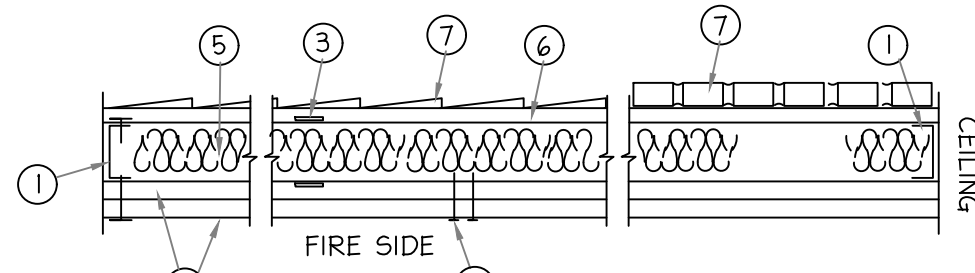
DESIGN No. L536 RATING -2 HR
NO TO SCALE

APPLY TO CEILING/FLOORING FIRST FLOORS TO THIRD FLOORS
NEW & EXISTING CONDITIONS



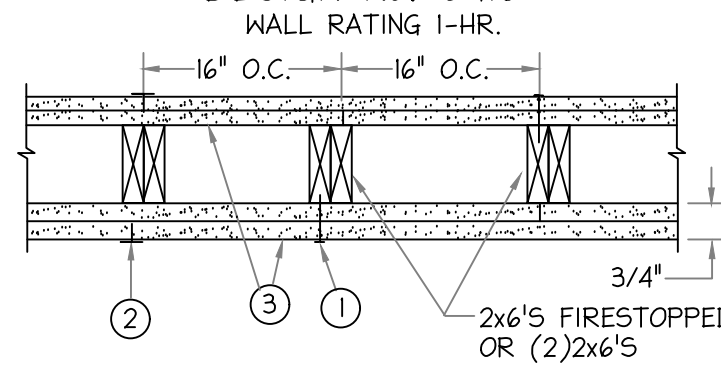
- FLOOR-CEILING ASSEMBLY - THE 1 HOUR FIRE-RATED SOLID OR TRUSSED LUMBER JOIST FLOOR-CEILING ASSEMBLY SHALL BE CONSTRUCTED OF THE MATERIALS AND IN THE MANNER SPECIFIED IN THE INDIVIDUAL L500 SERIES FLOOR-CEILING DESIGNS IN THE UL FIRE RESISTANT DIRECTORY. THE GENERAL CONSTRUCTION DETAILS OF THE FLOOR-CEILING ASSEMBLY ARE SUMMARIZED BELOW:
A. FLOOR SYSTEM - LUMBER OR PLYWOOD SYMBLOR WITH FINISH FLOOR OF LUMBER, LINOLEUM OR HARDWOOD FLOORING OR TILE AS SPECIFIED IN THE INDIVIDUAL L500 SERIES FLOOR-CEILING DESIGNS.
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.
- 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 SUPPORTED ON BOTH SIDES OF FLOOR ASSEMBLY.
- 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 CEILING 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-C 15WB+, CP 15 WB+ CAULK OR FB-3000 MT SEALANT, BEARING UL CLASSIFICATION MARK.

SYSTEM No. F-C-7022
F RATING -1 HR



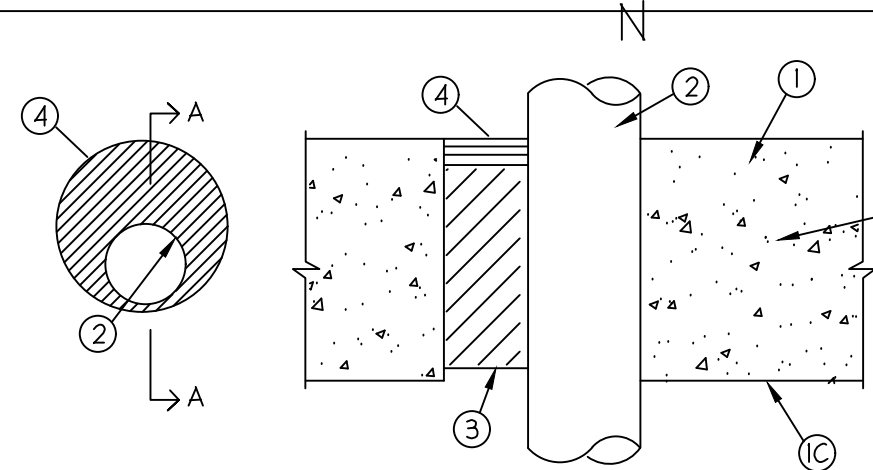
- FLOOR & CLG. TRACKS- CHANNEL SHAPED, 3-5/8" OR 5-5/8" WIDE W/ 1 1/2" FLANGES, FABRICATED FROM No. 18 GSG GALV STEEL ATTACHED TO FLR. AND CLG. W/ FASTENERS SPACED 24" O.C.
- STEEL STUDS- C-SHAPED, FABRICATED FROM MIN No. 18 GSG (0.051 IN THICK) GALV STEEL, 3-1/2" OR 5-5/8" WIDE W/ 1-1/2" FLANGES & 1/2" RETURNS (STIFFENING FLANGES) IN YIELD STRENGTH 40,000 PSI. SEE ILL. 12 OF REPORT R7760-1, -2 DATED DEC 11 1975.
- STEEL STRAPPING- FLAT STOCK 2" WIDE FABRICATED FROM No. 18 GSG GALV. STEEL LOCATED HORIZONTALLY & ATTACHED TO BOTH SIDES OF THE STUDS AT THE THIRD POINTS USING ONE No. 6-20 BY 1/2" SELF DRILLING STEEL SCREW AT EACH INTERSECTION.
- GYPSUM BOARD -ANY CLASSIFIED GYPSUM BOARD W/ BEVELED, SQUARE OR TAPERED EDGES. THE THICKNESS NUMBER OF LAYERS AND METHOD OF ATTACHMENT OF THE WALL BOARD. 1 HR RATING- 2 LAYERS OF 1/2" THICK GYPSUM BOARD APPLIED HORIZONTALLY OR VERTICALLY. INNER LAYER ATTACHED TO STUDS & TRACKS W/ 1" LONG, 0.142" DIA TYPE 5-12 BUGLE HEAD SCREWS SPACED 12" OC BEGINNING 6" FROM THE EDGE. OUTER LAYER ATTACHED TO THE STUDS AND TRACKS W/ 1-5/8" LONG 0.142" DIA, TYPE 5-12 BUGLE HEAD SCREWS SPACED 12" OC BEGINNING 1" FROM THE EDGE. IN ADDITION THE OUTER LAYER TO ATTACHED TO THE INNER LAYER AT THE JOINTS W/ 1-1/2" LONG 0.10" DIA TYPE G BUGLE HEAD SCREWS SPACED 24" OC. LOCATED BETWEEN STUDS.
- GYPSUM BOARD (CKNX) CATEGORY
- BATT AND BLANKETS- 3 1/2" THICK 2" WIDE, GLASS FIBER BATTS INSERTED BETWEEN EACH STUD TO FILL THE WALL CAVITY. CERTAINTEED CORP., OMENS CORNING.
- GYPSUM SHEATHING- ONE LAYER OF NOMINAL 1/2" THICK EXTERIOR SHEATHING, APPLIED VERTICALLY & SECURED TO THE STUDS AND RUNNER TRACKS W/ 1" LONG 0.142" DIA TYPE 5-12 BUGLE HEAD SCREWS SPACED 12" OC ALONG THE STUDS & THE RUNNER TRACKS.
- EXTERIOR FACING (BRICK OR ALUM SIDING)-HORIZONTAL LAP TYPE 9" WIDE FABRICATED FROM 0.019" THICK OR 0.024" THICK PAINTED ALUM. INTERIOR FACE OF 0.019" THICK SIDING LINED WITH 3/8" THICK UNBONDED INSULATION MATERIAL ATTACHED TO THE STUDS W/1-7/8" LONG 0.188" DIA STEEL SCREWS SPACED 9" OC ALONG THE STUDS A STARTER STRIP TO BE FASTENED TO FLOOR RUNNER WITH 0.188" DIA SCREWS SPACED 12" OC.
- JOINT TYPE & COMPOUND- VINYL OR CASEIN DRY OR PREMIXED JOINT COMPOUND APPLIED IN 2 COATS TO COATS TO JOINTS AND SCREW HEADS. PERFORATED PAPER TAPE 2" WIDE EMBEDDED IN FIRST LAYER OF COMPOUND OVER ALL JOINTS BEARING THE UL CLASSIFICATION MARK.

2 TYPICAL EXTERIOR WALL DETAIL
DESIGN No. U418
WALL RATING 1-HR.



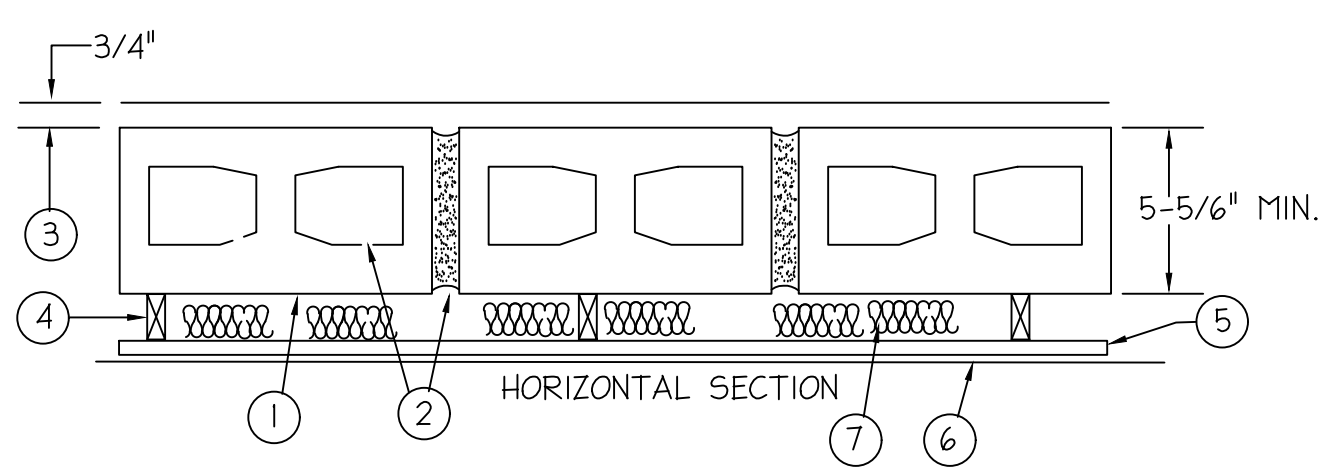
- NAILHEADS - EXPOSED OR COVERED WITH JOINT COMPOUND.
- JOINTS OF EXPOSED BOARDS - EXPOSED JOINTS COVERED WITH JOINT COMPOUND AND PAPER TAPE. JOINT COMPOUND AND PAPER TAPE MAY BE OMITTED WHEN SQUARE EDGE BOARDS ARE USED.
- GYPSUM BOARD - 3/8 IN THICK GYPSUM WALLBOARD, APPLIED IN TWO LAYERS, THE FIRST 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 GPFSI

4 TYPICAL WALL PARTITION DETAIL
DESIGN No. U306
WALL RATING 1-HR.
NEW & EXISTING CONDITIONS



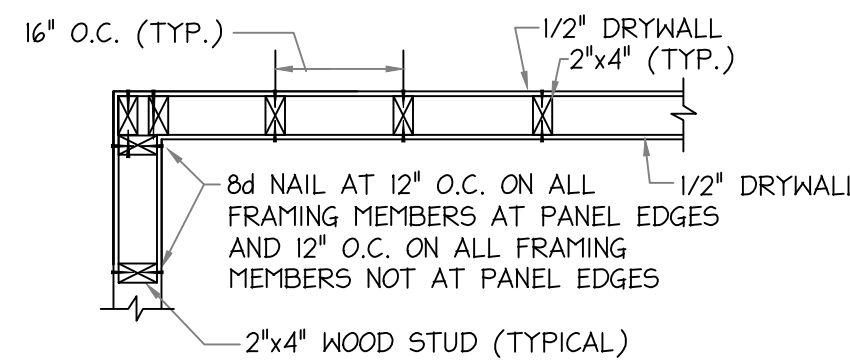
- PRE-RATED CONCRETE FLOOR OR BLOCK WALLS - MIN. 4-1/2" THICKNESS
- STEEL PIPE- NOM. 8" DIAM. (OR SMALLER) SCH. 40 (OR HEAVIER) STEEL PIPE, THE ANNULAR SPACE SHALL BE MIN. 0" (POINT CONTACT) TO MAX. 3-3/8".
- PACKING MATERIAL - MIN. 4" THICKNESS OF MINERAL WOOL (MIN. 4.0 PCF) INSULATION, FIRMLY PACKED INTO OPENING AS A PERMANENT FORM.
- FLYRE-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 FLYRE-SHIELD.

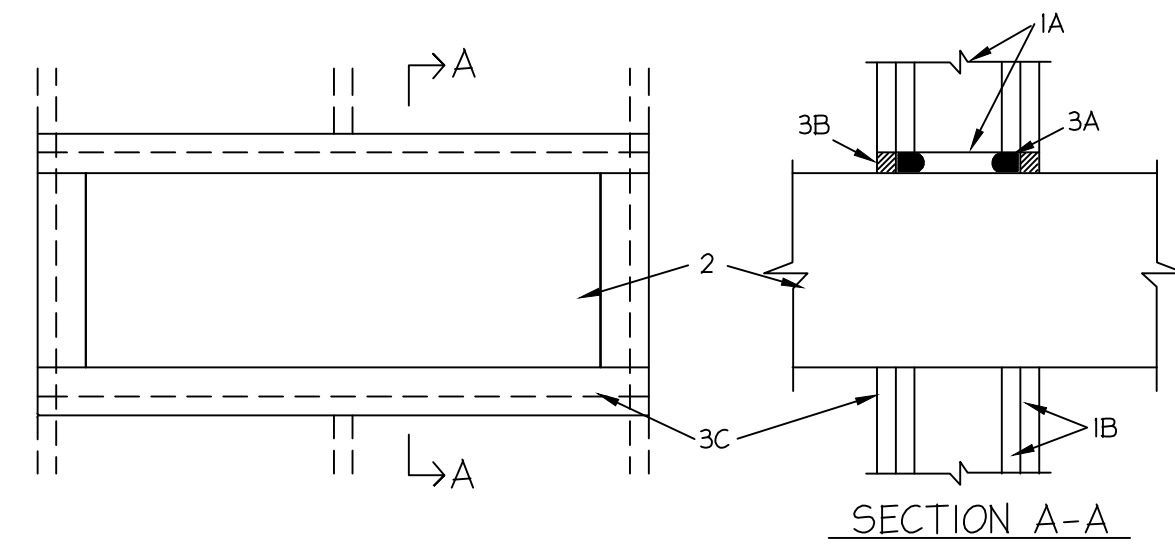


- CONCRETE BLOCKS - NOMINAL 6x8x16 HOLLOW OR SOLID. VARIOUS DESIGNS CLASSIFICATION (2HR).
APPLY 2 COATS OF PAINT SEALER PER C402.4.1.2.3.
ALLOWABLE COMPRESSIVE STRESS OF 57% OF MAX ALLOWABLE COMPRESSIVE
- MORTAR- BLOCK LAID IN FULL BED OF MORTAR, NOM. 3/8" THICK OF NOT LESS THAN 2-1/4 AND NOT MORE THAN 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). VERTICAL JOINTS STAGGERED
- PORTLAND CEMENT STUCCO OR GYPSUM PLASTER - ADD 1/2 HR TO CLASSIFICATION IF USED. ATTACHED TO CONCRETE BLOCKS (ITEM 1).
- 2x4 STUDS AT 24" O.C.
- SOUND PROOFING CLIP/DRYWALL FURRING CHANNEL.
- 1 LAYER SPEEDLOAD GREEN GLUE OVER TWO LAYERS OF 5/8" DRYWALL.
- FIBERGLASS INSULATION.
- 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



- 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. ADDITIONAL FRAMING MEMBERS SHALL BE USED TO COMPLETELY FRAME AROUND OPENING.

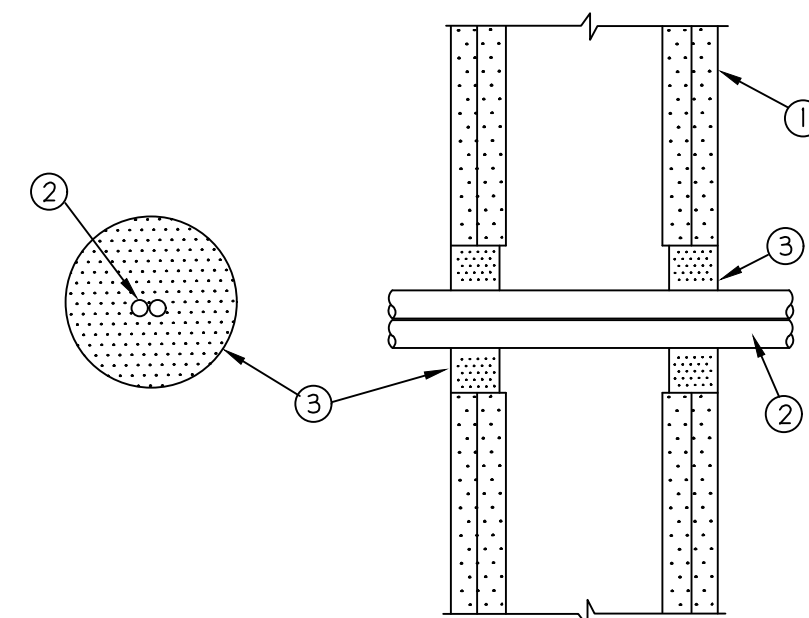
B. GYPSUM BOARD - MIN. 5/8 IN THICK 4 FEET WIDE WITH SQUARE OR TAPERED EDGES. THE GYPSUM BOARD TYPE THICKNESS NUMBER OF LAYERS AND ORIENTATION SHALL BE AS SPECIFIED IN THE INDIVIDUAL U400 OR V400 WALL AND PARTITION DESIGN. MAX SIZE OF OPENING IS 1470 SQ IN. WITH A MAX DIMENSION OF 70 IN THE HOURLY F RATED OF THE FIRESTOP SYSTEM IS EQUAL TO THE HOURLY FIRE RATING OF THE WALL IN WHICH IT IS INSTALLED.
- 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.
- 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 FOR 2 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-1-7138
F RATING-1 AND 2 HR



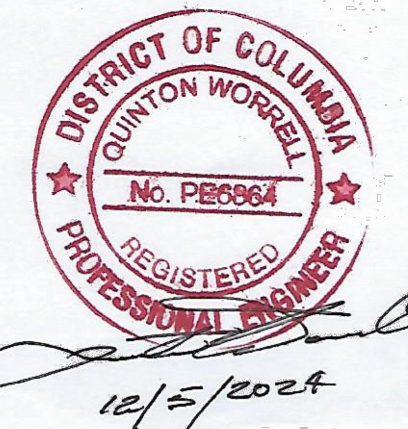
- PRE-RATED GYPSUM WALLBOARD/STUDS WALL ASSEMBLY. MAX. DIAMETER OF OPENING 3-1/2".
- CABLES:
A) MAX. FOUR ALUMINUM CONDUCTOR No. 2/0 AWG (OR SMALLER) ALUMINUM METAL CLAD CABLES. MAX. ONE CABLE WITHIN FIRE STOP SYSTEM. ANNULAR SPACES SHALL BE MIN. 1/4" TO MAX. 1".
B) MAX. FOUR ALUMINUM CONDUCTOR No. 2/0 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".
- TREMSTOP IA - 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 IA.

TABLE R402.4.1.1 AIR BARRIER AND INSULATION INSTALLATION		
COMPONENT	AIR BARRIER CRITERIA	INSULATION INSTALLATION CRITERIA
General requirements	A continuous airtight 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 1 installation per the RESNET Standards or, alternatively, Grade 11 for surfaces that remain a layer of continuous, air impermeable insulation > R-5.
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 hase wall doors to unconditioned attic space 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 airtight 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 joints	Rim joints shall include continuous air barrier.	Rim joints 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 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, unconditioned space shall be insulated.
Shafts, penetrations	Duct shafts, utility penetrations, and duct 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.
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 airtight 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.	
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.	
Fireplace	An air barrier shall be installed on fireplace walls.	

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



SCALE: AS NOTED	CABIESES APARTMENTS - ADDITION 314 DELAFIELD PLACE NW WASHINGTON, DC. 20011	DRAWN BY: F.C.
DATE: 12-03-2024		DWG #
DETAILS		A-4