

PETZINGER RESIDENCE
ADDITION
205 15TH ST
N.E., WDC 20002

SYMBOLS & MATERIALS

	Wall Type		Exist. Const. to Remain
	Section Indicator		New Wall
	Concrete Masonry Units (CMU)		Demolish Wall or Item
	Insulation		Door Mark
	Interior Elevation Symbol		Window Mark
			Align

GENERAL NOTES

ARCHITECTURAL GENERAL NOTES

1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS & CONDITIONS AT JOB SITE PRIOR TO BID SUBMISSION & BEGINNING CONSTRUCTION. HE SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BETWEEN EXISTING CONDITIONS AND THE DESIGN INTENT OF THE CONSTRUCTION DOCUMENTS.

2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE TO ALL APPLICABLE FEDERAL, STATE, & LOCAL CODES. CONTRACTOR IS RESPONSIBLE FOR ADHERING TO THESE CODES & NOTIFYING THE ARCHITECT & OWNER IF ANY OF THE WORK REQUIRES MODIFICATION FOR CODE COMPLIANCE.

3. OWNER INTENDS TO OCCUPY THE STRUCTURE DURING CONSTRUCTION. THEREFORE WORK MUST BE CONFINED TO THE LIMITS OF CONSTRUCTION ONLY. A SECURE & SAFE ACCESS TO THE EXISTING TO REMAIN PORTION OF THE RESIDENCE SHALL BE PROVIDED BY THE CONTRACTOR.

4. CONTRACTOR TO PROVIDE DUST PROTECTION BETWEEN THE LIMITS OF CONSTRUCTION AND THE LIVING AREA TO REMAIN.

5. ALL DISSIMILAR MATERIALS SHALL BE CAULKED AT JOINTS.

6. ANY BUILDING MATERIALS AND FINISHES TO REMAIN SHALL BE REPAIRED AND/OR REPLACED AT NO ADDITIONAL COST IF DAMAGED DURING CONSTRUCTION. LANDSCAPING IS EXCLUDED.

7. ANY EXISTING CONDITIONS THAT DO NOT MEET CODE SHALL BE REPORTED TO THE ARCHITECT.

8. THE ARCHITECT AND OWNER SHALL BE NOTIFIED WHEN FIELD CONDITIONS NECESSITATE CHANGES TO CRITICALLY DIMENSIONED WALL & MILLWORK LOCATIONS. REVISED LOCATIONS SHALL BE CHAULKED FOR SITE INSPECTION PRIOR TO FABRICATION & INSTALLATION.

9. ALL WALLS & FURRING TO BE LEVELED PLUMB STRAIGHT AND FREE OF NOTICEABLE JOINTS.

10. ALL VERTICAL DIMENSIONS TO BE MADE FROM THE HIGHEST POINT OF FLOOR SLAB TO ENSURE PROPER ALIGNMENT OF ALL DOORS, BULKHEADS, CEILINGS, ETC.

11. ALL SLAB CUTTING REQUIRED FOR WORK SHOWN ON THE DRAWINGS SHALL BE PERFORMED IN A MANNER THAT DOES NOT DESTROY EXIST. IN/UNDERSLAB UTILITIES. CONTRACTOR WILL BE RESPONSIBLE FOR THE REPAIR OF ANY AND ALL DAMAGED UTILITIES TO REMAIN. UNSEEN CONDITIONS EXCLUDED.
12. PROVIDE FOUR INCHES BETWEEN ADJACENT PARTITIONS & DOOR HINGES AT INSIDE CORNERS UNLESS NOTED OTHERWISE.

13. CONTRACTOR SHALL COORDINATE ALL DIMENSIONS, DETAILS, FINISHES, & EQUIPMENT WITH ALL TRADES. DISCREPANCIES FOUND IN THE DRAWINGS BETWEEN ARCHITECTURE OR EXISTING SITE CONDITIONS SHALL BE NOTIFIED TO ARCHITECT AND OWNER PRIOR TO PROCEEDING WITH WORK. EXISTING DEFECTS ARE EXCLUDED.

14. CONTRACTOR SHALL SUPPLY & INSTALL ALL NEW FRAMES, DOORS, WINDOWS & HARDWARE IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND SPECIFICATIONS USING PROPER TEMPLATES & INSTRUCTION SHEETS.

15. CONTRACTOR SHALL MAKE ALL NECESSARY ADJUSTMENTS AND TAKE ALL PRECAUTIONS TO ENSURE THAT ALL WALLS, DOORS, FRAMES, MILLWORK, AND ANY OTHER BUILT-IN ITEMS ARE PLUMB, STRAIGHT AND LEVEL. CONTRACTOR SHALL VERIFY ALL FLOOR CONDITIONS AND ELEVATIONS THROUGHOUT CONTRACT AREA PRIOR TO CONSTRUCTION AND INSTALLATION.

16. ALL ENLARGED OR MODIFIED OPENINGS SHALL BE FINISHED WITH DOOR OR WINDOW UNIT & WOOD TRIM IF NECESSARY. PATCH AND MATCH EXISTING ADJACENT MATERIALS (INTERIOR & EXTERIOR) OPENINGS SHALL BE CAULKED AND WEATHERTIGHT.

17. CONTRACTOR IS RESPONSIBLE FOR COORDINATING AND OBTAINING ALL REQUIRED CONSTRUCTION PERMITS & INSPECTIONS FROM THE LOCAL DEPARTMENT OF PERMIT SERVICES.

18. UNLESS PROVIDED BY OWNER, CONTRACTOR TO PROVIDE THREE COPIES OF CUT SHEET SUBMITTALS &/OR SAMPLE BOARDS FOR MECHANICAL EQUIPMENT, DOORS, WINDOWS, ELECTRICAL EQUIPMENT, LIGHTING, ROOF SHINGLES, CABINETRY, & FINISHES TO THE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.

19. CONTRACTOR MUST MAINTAIN A CLEAN AND SAFE WORK SITE. TRASH AND DEBRIS MUST BE REMOVED FROM THE PREMISES AS REQUIRED. HOWEVER, CONTRACTOR CAN ARRANGE TO HAVE A DUMPSTER AT THE PROJECT SITE & CAN BE EMPTIED LESS FREQUENTLY.

20. CONTRACTOR TO PROVIDE ARCHITECT W/ PRODUCT SUBMITTALS &/OR SHOP DRAWINGS FOR FINISHES, DOORS, WINDOWS, EQUIPMENT, & FABRICATED CONSTRUCTION ITEMS.

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PROJECT NARRATIVE

Demo Existing 1st and 2nd Floor Deck Structures and Provide a New Powder Room on the 1st Floor and a Full Bathroom on the 2nd Floor. Provide New Exterior Stair From Grade to 1st Floor at Rear.

ABBREVIATIONS

AB	ANCHOR BOLT	EQ	EQUAL	JNT	JOINT
ADJ	ADJUSTABLE, ADJACENT	EQUIP	EQUIPMENT	JCT	JUNCTION
ALUM	ALUMINUM	EW	EACH WAY		
ALT	ALTERNATE	EWC	ELECTRIC WATER COOLER	L	LOUVER, LENGTH
	AND	EXH	EXHAUST	LAV	LAVATORY
APPROX	APPROXIMATE	EXIST'G	EXISTING	LBS	POUNDS
ARCH	ARCHITECTURAL	EXP JNT, EJ	EXPANSION JOINT	LP	LOW POINT
AT	ACOUSTICAL TILE	EXT	EXTERIOR		
@	AT			MACH	MACHINE
		FC	FACE OF COLUMN	MAS	MASONRY
BD	BOARD	FD	FLOOR DRAIN	MT, MATL	MATERIAL
BF	BOTTOM OF FOOTING, BOARD FOOT/FEET	FDN	FOUNDATION	MAX	MAXIMUM
		FF	FACE OF FRAME	MECH	MECHANICAL
BLDG	BUILDING	FIN	FINISH	MET, MTL	METAL
BM	BEAM	FL	FLOOR	MIN	MINIMUM
BOT, BOTT	BOTTOM	FLASHG	FLASHING	MISCL	MISCELLANEOUS
BR	BRICK	FPM	FEET PER MINUTE	MANUFACTURER	
		FT	FOOT, FEET	MFG	MASONRY OPENING
		FTG	FOOTING	MO	
L, CL	CENTERLINE	FXC, FEC	FIRE EXTINGUISHER CABINET		
CC	CENTER TO CENTER	FM	FACE OF MASONRY	N	NORTH
CEILG, CLG	CEILING			NIC	NOT IN CONTRACT
		GA	GAGE	NO., #	NUMBER
CJ	CHANNEL	GALV	GALVANIZED	NTS	NOT TO SCALE
CLR	CONTROL JOINT	GL	GLASS		
CMU	CONCRETE MASONRY UNIT	GR	GRADE	OC	ON CENTER
COL	COLUMN	GYP	GYP SUM	OD	OUTSIDE DIAMETER
CONC	CONCRETE	GWB	GYP SUM WALL BOARD	OPNG	OPENING
CONST	CONSTRUCTION				
CONT	CONTINUOUS	H, HGT	HEIGHT	N	NORTH
CT, CER,T	CERAMIC TILE	HDW	HARDWARE	NIC	NOT IN CONTRACT
		HM	HOLLOW METAL	NO., #	NUMBER
DET	DETAIL	HORIZ	HORIZONTAL	NTS	NOT TO SCALE
DIA	DIAMETER	HR	HOUR		
DIM	DIMENSION	HP	HIGH POINT	OC	ON CENTER
DN	DOWN			OD	OUTSIDE DIAMETER
D5	DOWNSPOUT	ID	INSIDE DIAMETER,	OPNG	OPENING
DWG	DRAWING		INSIDE DIMENSION		
		IN	INCH	PJF	PREFORMED JOINT FILLER
EA	EAST	INSUL	INSULATION	PL	PLATE
EF	EACH FACE	INFO	INFORMATION	PLYWD	PLYWOOD
EL, ELEV	ELEVATION	INCL	INCLUDED	PT	POINT
ELEC	ELECTRIC			PVC	POLY VINYL CHLORIDE
				PWC	PLASTIC WALL COATING (EPOXY TYPE)

PROJECT DATA

Code: 2017 District of Columbia Construction Code Title 12
DCMR
DCMR 12A Energy Conservation Code
2015 IEBC/IBC/IMC/IPC/IFGC

Existing Building: 2 Story Frame Residence

Existing Ground Floor = 669 Square Feet
Proposed Ground Floor w/ Addition = 711 Square Feet
Existing 2nd Floor = 669 Square Feet
Proposed 2nd Floor w/ Addition = 739 Square Feet
Existing Basement Floor = 592 Square Feet
Proposed Basement Addition = N/A

Existing Use: R-3
Proposed Use: R-3

Existing Construction Type: VB
Proposed Construction Type: VB

Sprinklered: No
6,000 SQUARE: 1068-SE LOT: 0803

WE
DESIGN
BUILD
ARCHITECT BUILDER

Date: 2.9.26 CD Set
Designed By:
Checked By: 3.20.26
Drawn By:

ADDITION
PETZINGER RESIDENCE
205 15TH ST
N.E., WDC 20002

Project:

Revisions:

Seal:

Scale: AS NOTED

Sheet:

0000
Board of Zoning Adjustment
TITLE SHEET
1 of 9
PROJECT NO. 5

DISTRICT OF COLUMBIA GOVERNMENT
OFFICE OF THE SURVEYOR

Washington, D.C., February 18, 2026

Plat for Building Permit of :

SQUARE 1068 LOT 803

Scale: 1 inch = 10 feet

Recorded in Book A & T Page 3189 - P

Receipt No. 26-01790

Drawn by: B.S.

Furnished to: DEXTER GAINES

"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)."

Anup Shrestha
For 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: *Dexter Gaines*

Date: 03.20.26

Printed Name: Dexter Gaines Relationship
to Lot Owner: Project Manager

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

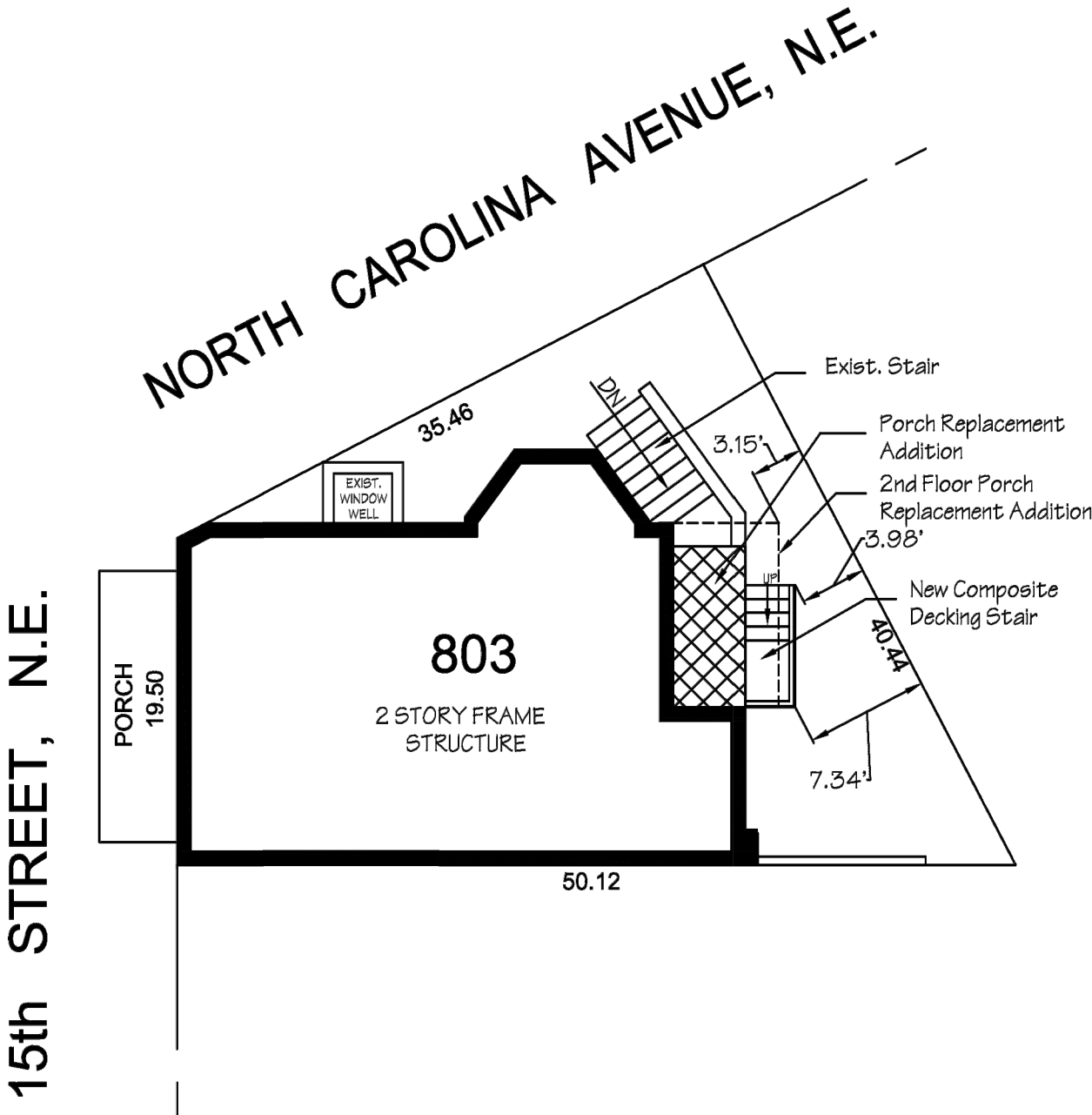


SCALE: 1:10

SR-26-01790(2026)

SHEET 1 OF 2

SQUARE 1068



SR-26-01790(2026)

SHEET 2 OF 2

WE
DESIGN
BUILD
ARCHITECT BUILDER

Date: 2.9.26 CD Set

Designed By:

Checked By: 3.20.26

Drawn By:

Plat/Site Plan
PETZINGER RESIDENCE ADDITION
205 15TH ST
N.E., WDC 20002

Project:

Revisions:

Seal:

Scale: AS NOTED

Sheet:

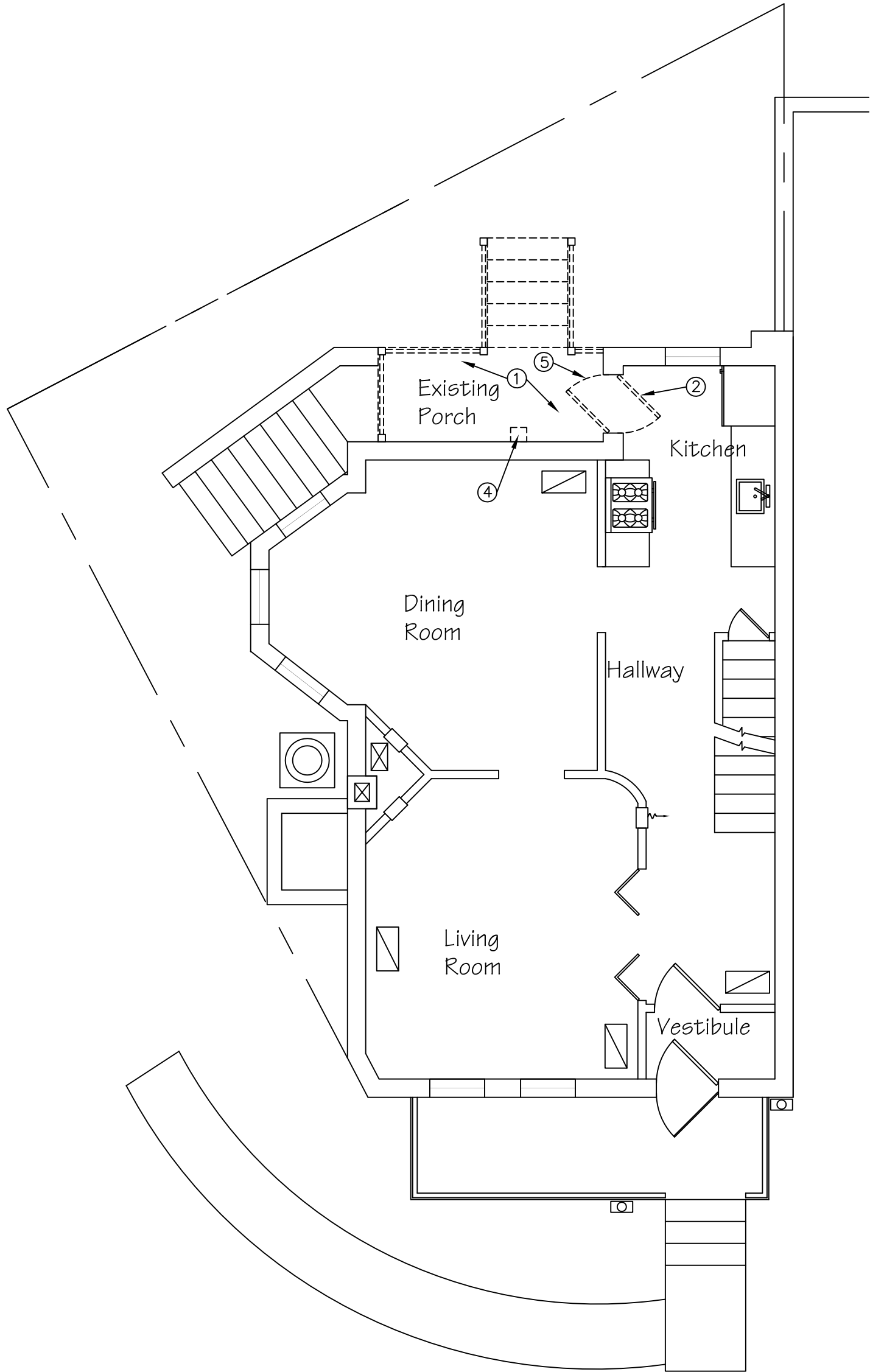
A.001
SITE PLAN
2 of 9

General Demolition Notes

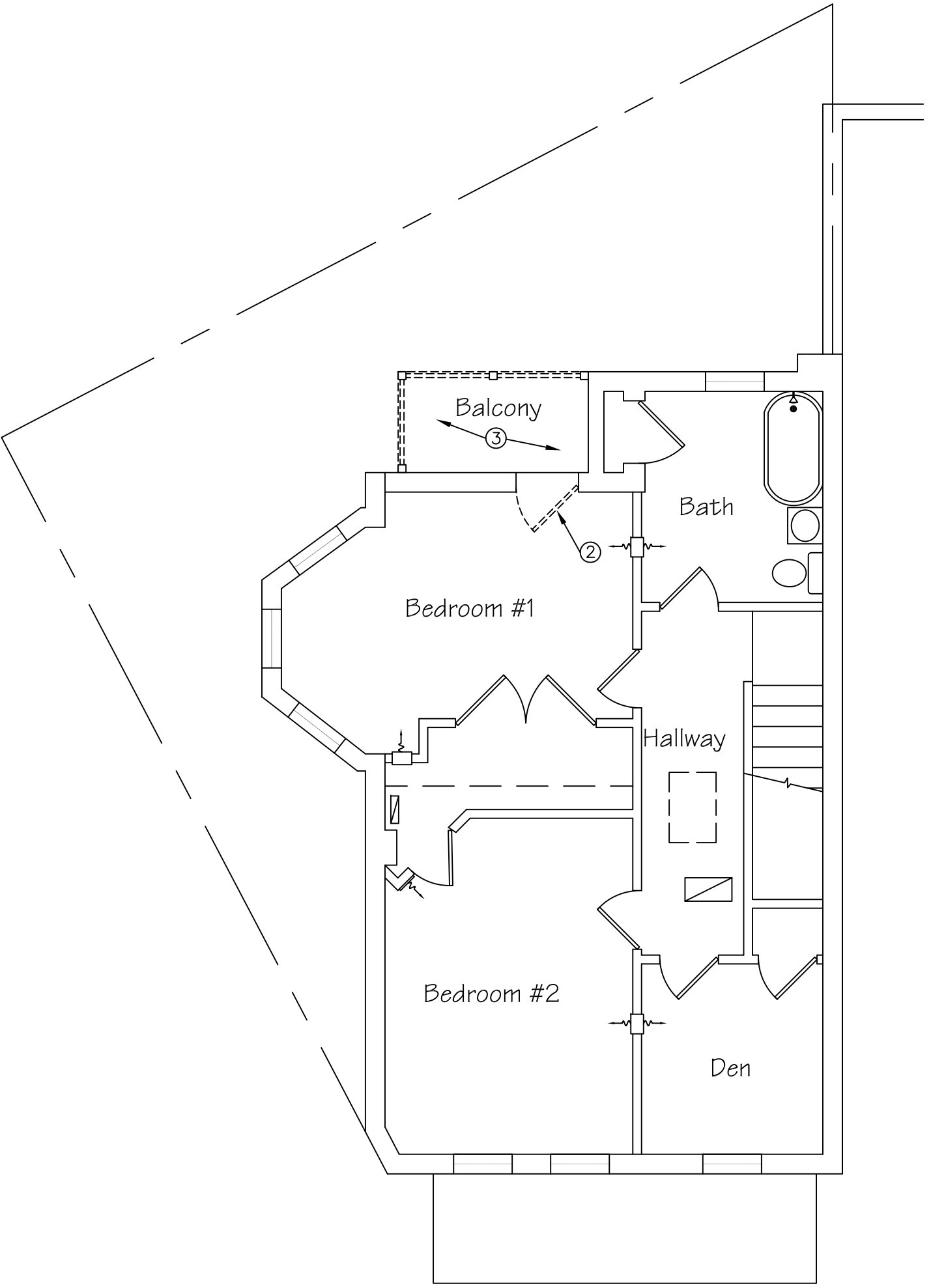
- (A) Notify Architect when Existing Conditions Differ from the Design Documents
- (B) Provide Temporary Bracing as Necessary to Accomplish the Work
- (C) Demo Electrical Devices in Walls to Be Demolished

Specific Demo Notes

- (1) Demo Existing Wood Decking, Porch & Stair Framing in It's Entirety
- (2) Demo Existing Door. Transom to Remain
- (3) Demo Existing Balcony Decking, Framing & Roof Structure in It's Entirety
- (4) Demo Existing Light
- (5) Demo Existing Security Grill



1 First Floor Demo Plan
A.100 Scale: 3/16" = 1'-0"



2 Second Floor Demo Plan
A.100 Scale: 3/16" = 1'-0"



Date: 2.9.26 CD Set
Designed By:
Checked By: 3.20.26
Drawn By:

Demo Plans
PETZINGER RESIDENCE ADDITION
205 15TH ST
N.E., WDC 20002

Project:

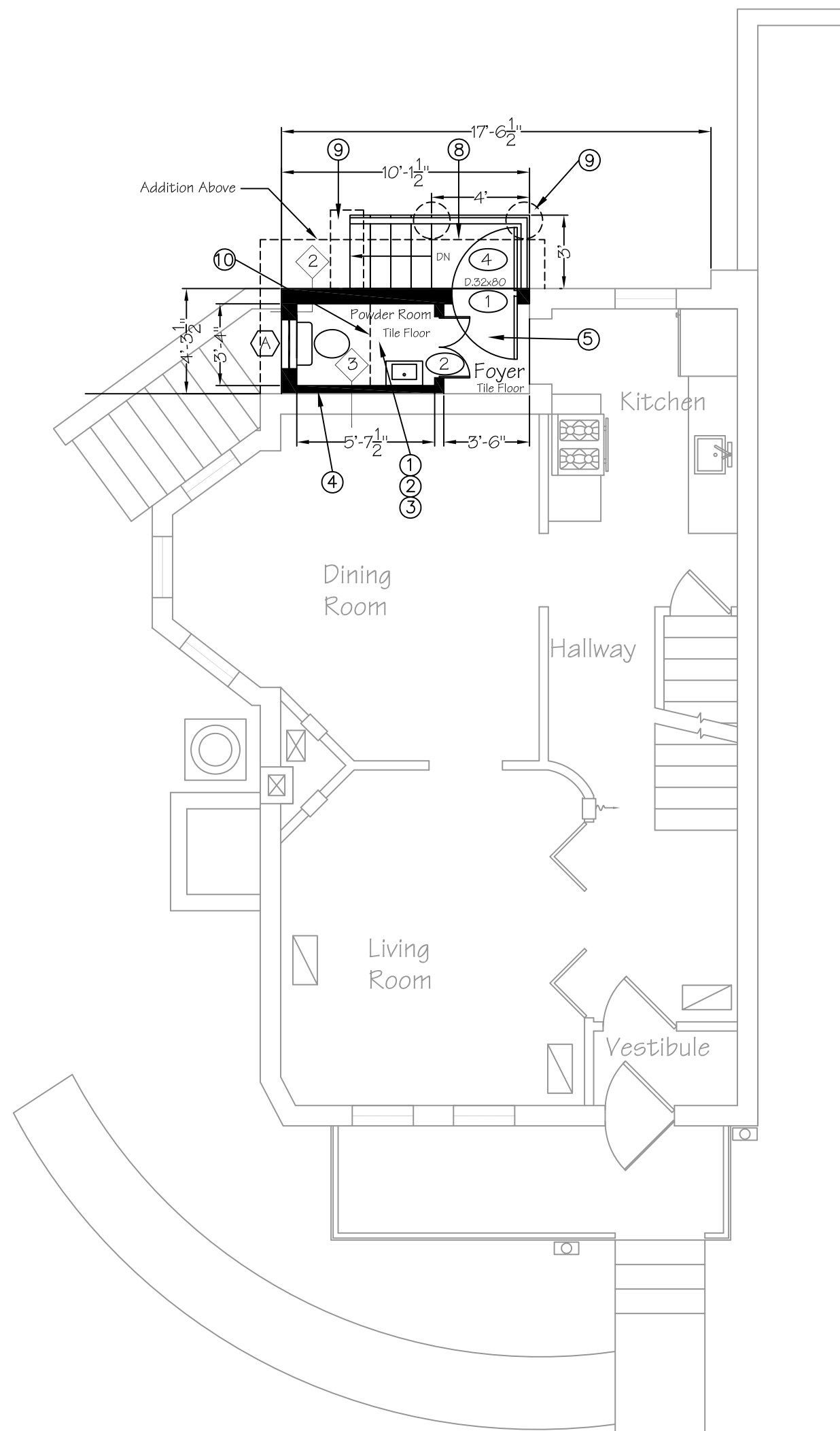
Revisions:

Seal:

Scale: AS NOTED

Sheet:

A.100
DEMOLITION PLAN
3 of 9



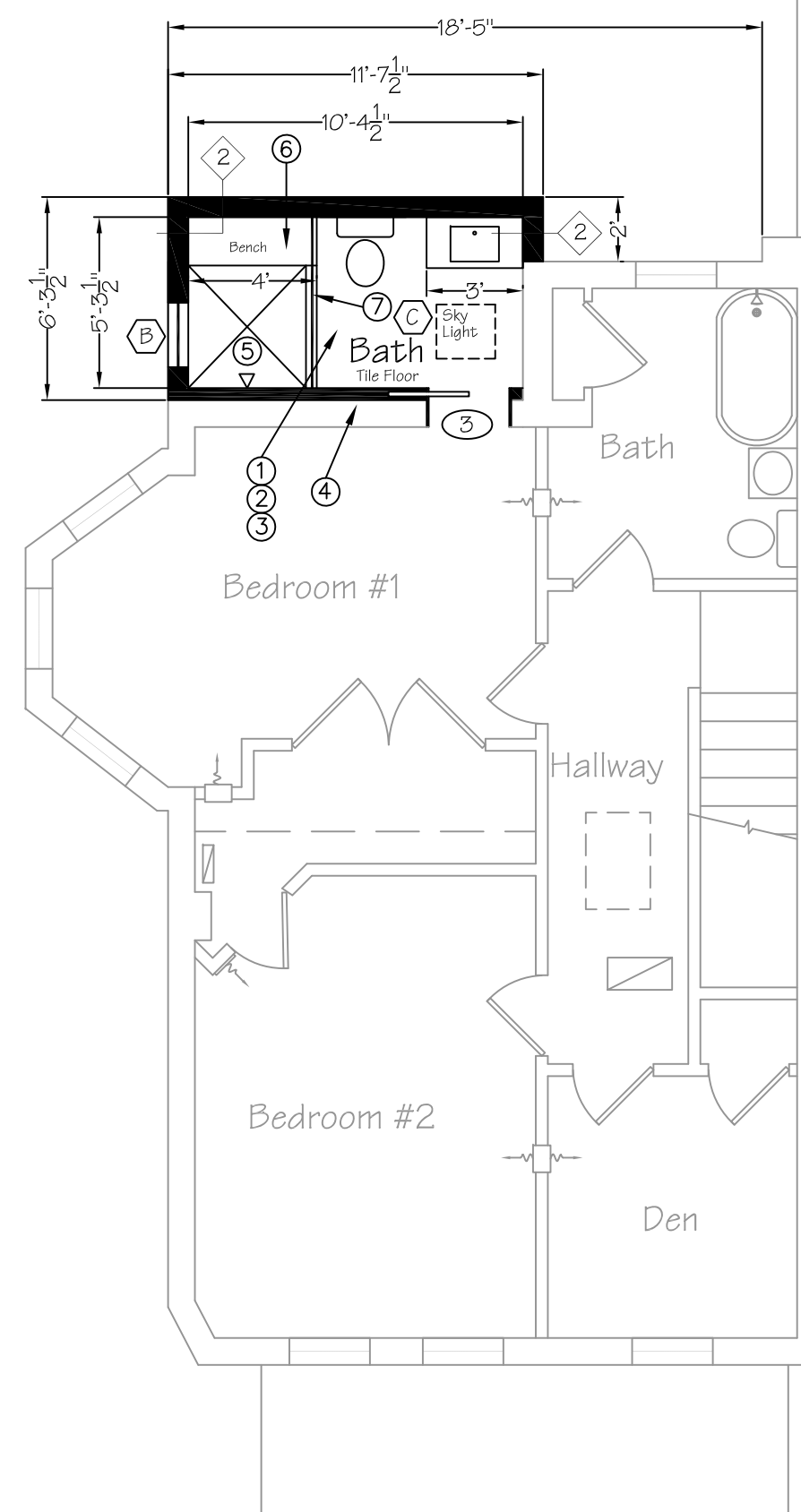
1 First Floor Proposed Plan
A.101 Scale: 3/16"= 1'-0"

General Construction Notes

- (A) Prep-Floor for New Flooring per Manufacturers Requirements
- (B) Paint All Walls, Ceilings, Trims, Casings, Doors and Windows In Work Area
- (C) Install Baseboard Trim Throughout
- (D) Notify Architect when Existing Conditions Differ from the Design Documents

Specific Construction Notes

- (1) Install Owner Furnished Bathroom Floor and Wall Finishes
- (2) Install Owner Furnished Bathroom Fixtures & Vanities
- (3) Provide and Install Drywall Finish Ceiling
- (4) Provide and Install New 2x4 Framed Wall w/ Drywall or Durock at Wet Walls
- (5) Sloped Tile Ceiling @ Shower
- (6) Provide Tiled Bench w/ SS Top. Bench to Store Steam Shower Equipment
- (7) Provide & Install New Shower Glass Panel & Dual Swinging Door
- (8) Provide Composite Decking and Handrailing
- (9) Provide Concrete Pad and Footing @ Stair Base. See Structural Drawings
- (10) Bulkhead Above w/ Access Door for Steam Generator



2 Second Floor Proposed Plan
A.101 Scale: 3/16"= 1'-0"

WE
DESIGN
BUILD
ARCHITECT BUILDER

Date: 2.9.26 CD Set
Designed By: 3.20.26
Checked By: 3.20.26
Drawn By:

Proposed Floor Plans
PETZINGER RESIDENCE ADDITION
205 15TH ST
N.E., WDC 20002

Project:

Revisions:

Scale:

Scale: AS NOTED

Sheet:

A.101
PROPOSED PLANS
4 of 9

General Demolition Notes

- (A) Notify Architect when Existing Conditions Differ from the Design Documents
- (B) Provide Temporary Bracing as Necessary to Accomplish the Work
- (C) Demo Electrical Devices in Walls to Be Demolished

Specific Demo Notes

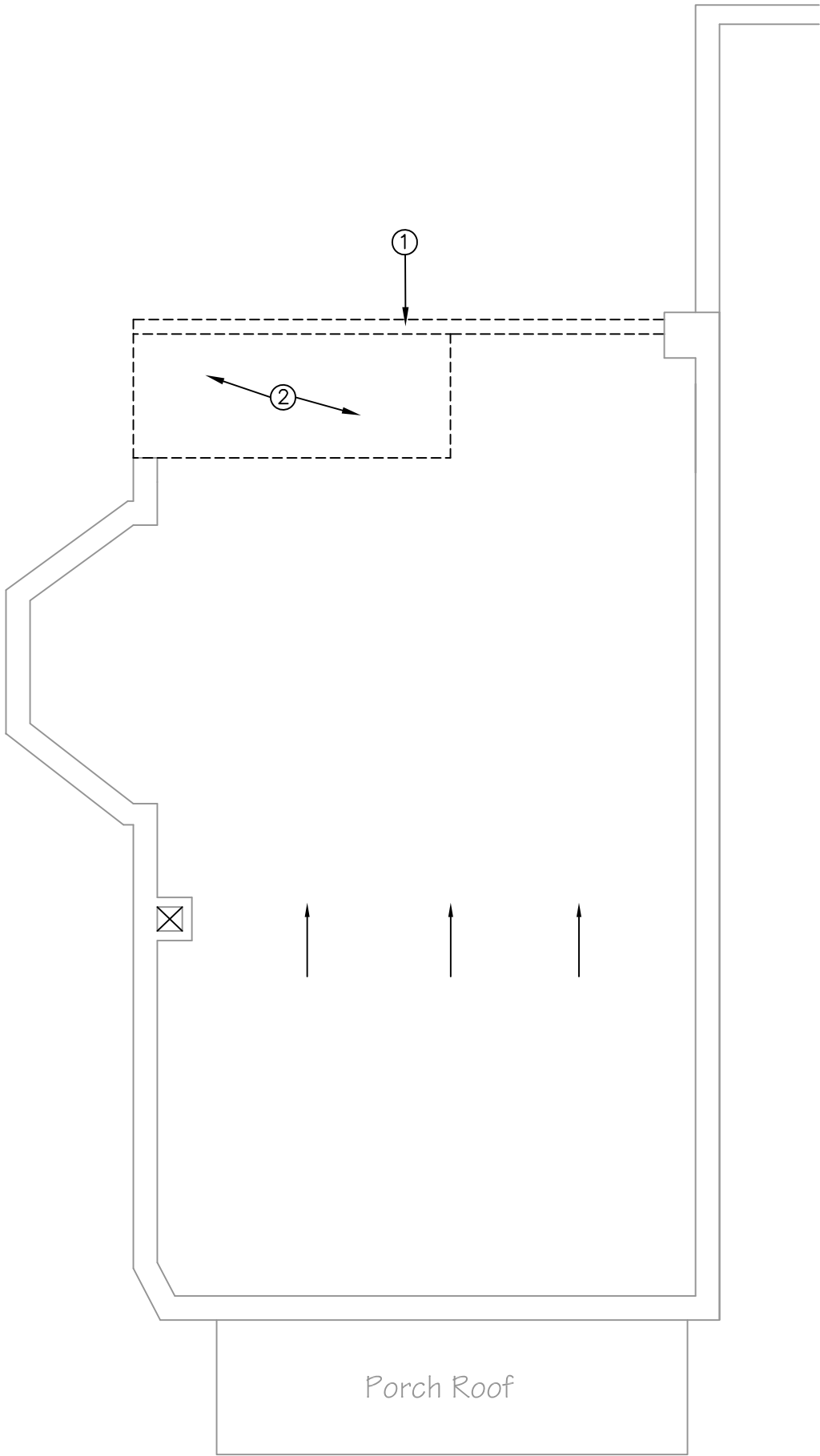
- (1) Demo Existing Aluminum Gutter & Downspout
- (2) Demo Existing Roofing and Rafter Framing

General Construction Notes

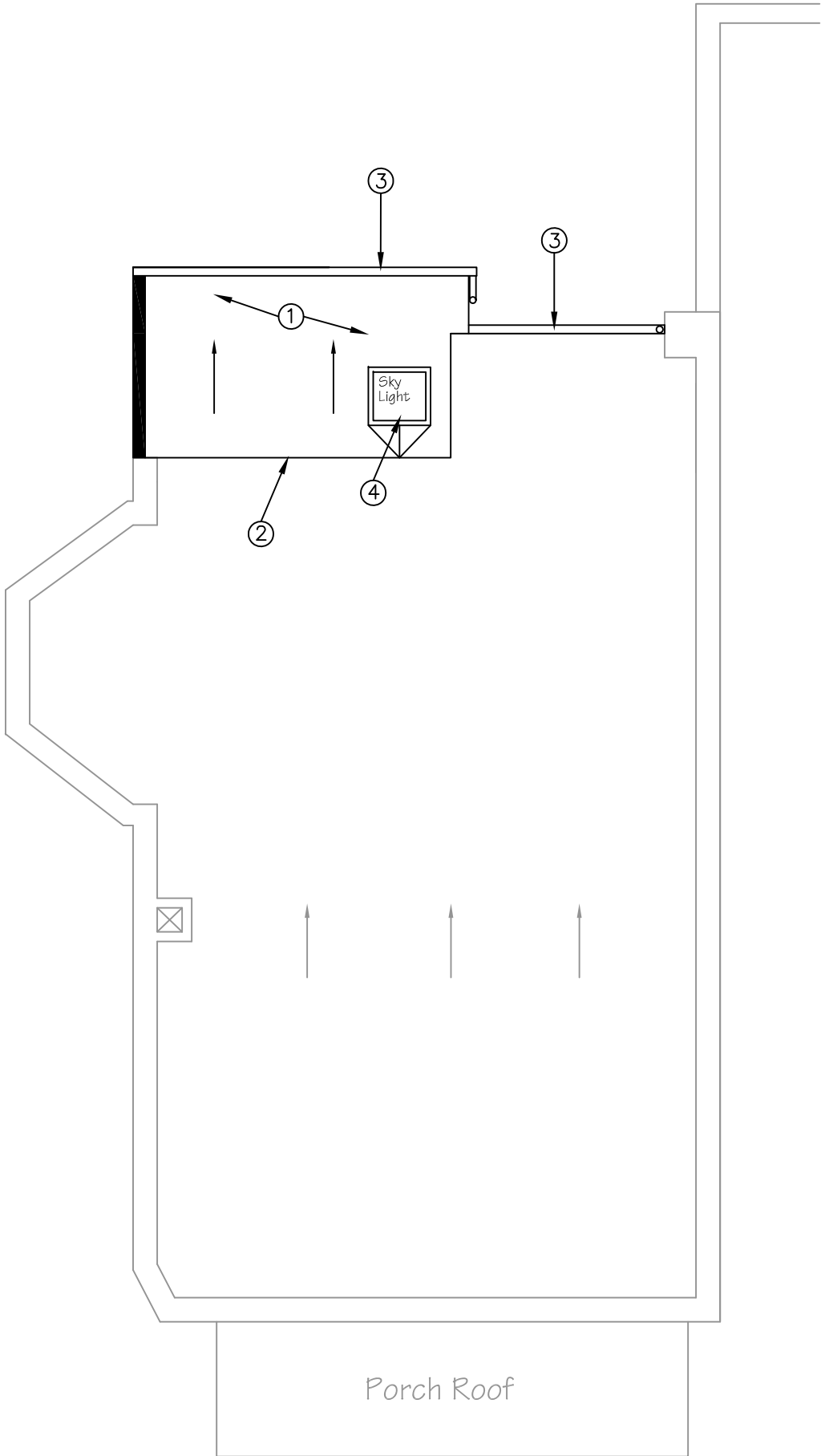
- (A) Prep-Floor for New Flooring per Manufacturers Requirements
- (B) Paint All Walls, Ceilings, Trims, Casings, Doors and Windows In Work Area
- (C) Install Baseboard Trim Throughout
- (D) Notify Architect when Existing Conditions Differ from the Design Documents

Specific Construction Notes

- (1) Install New Cool Roof TPO Membrane Roofing. Provide Seam
- (2) Overlap Between Existing and New Roofing (Option New TPO Entire Roof
- (3) Install New 6" Gutter with 5" Downspouts w/ Splash Blocks
- (4) New Raised Curb Mounted Skylight (24x24)



1 Roof Demo Plan
A.102 Scale: 3/16"= 1'-0"



2 Roof Plan
A.102 Scale: 3/16"= 1'-0"



Date: 2.9.26 CD Set
Designed By:
Checked By: 3.20.26
Drawn By:

Demo & Proposed Roof Plans
PETZINGER RESIDENCE ADDITION
205 15TH ST
N.E., WDC 20002

Project:

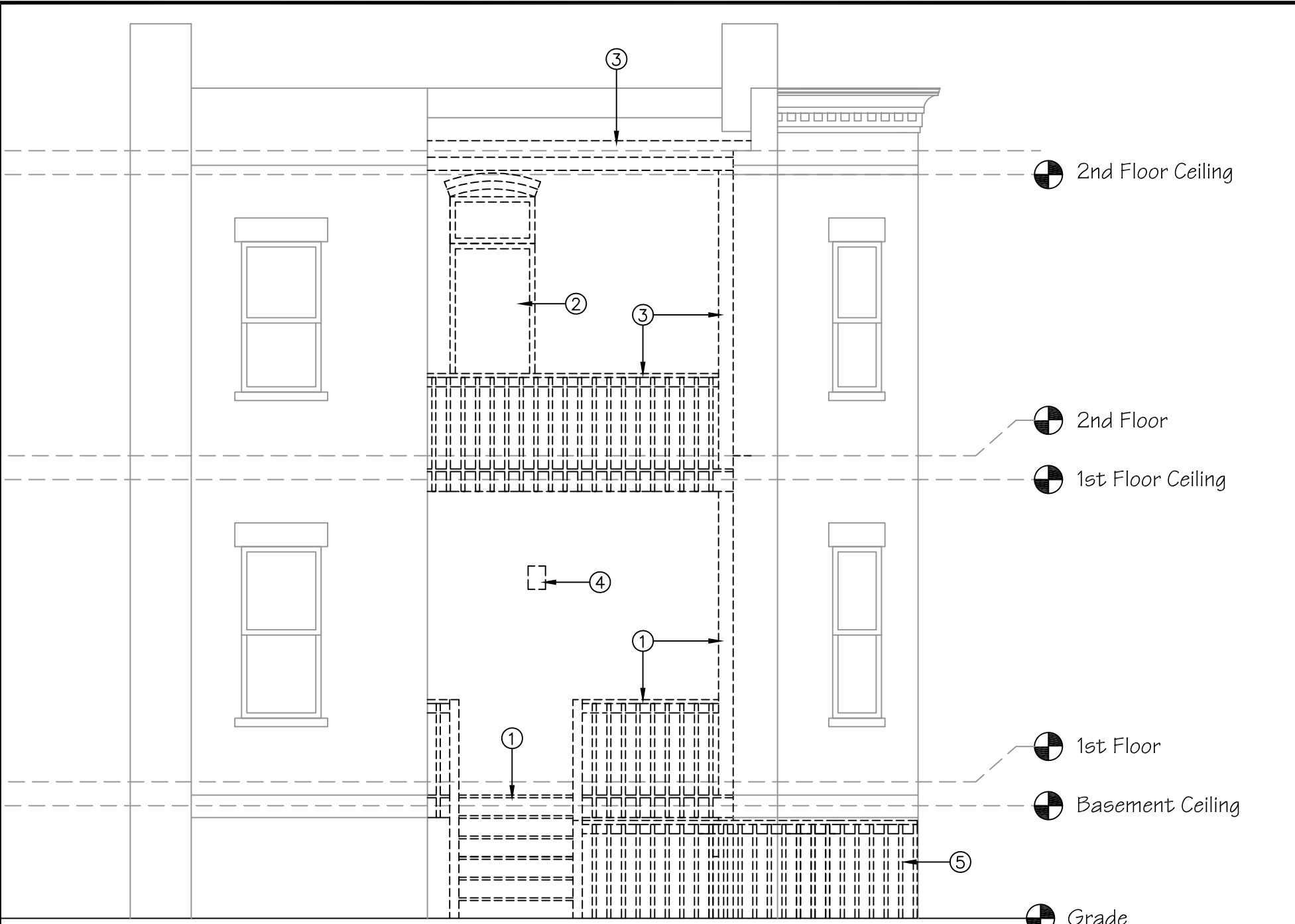
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A.102
ROOF PLANS
5 of 9



1 East Elevation Demo
A.200 Scale: 1/4" = 1'-0"

General Demolition Notes

- A Notify Architect when Existing Conditions Differ from the Design Documents
- B Provide Temporary Bracing as Necessary to Accomplish the Work
- C Maintain a Clean Jobsite Throughout the Project

Specific Demo Notes

- 1 Demo Existing Wood Decking, Porch & Stair Framing in It's Entirety
- 2 Demo Existing Door and Security Grill
- 3 Demo Existing Balcony Decking, Framing & Roof Structure in It's Entirety
- 4 Demo Existing Light Fixture
- 5 Remove Guardrail & Salvage for Reuse



2 North Elevation Demo
A.200 Scale: 1/4" = 1'-0"

WE
DESIGN
BUILD
ARCHITECT BUILDER

Date: 2.9.26 CD Set
Designed By:
Checked By: 3.20.26
Drawn By:

Demo Elevation Plans
PETZINGER RESIDENCE ADDITION
205 15TH ST
N.E., WDC 20002

Project:

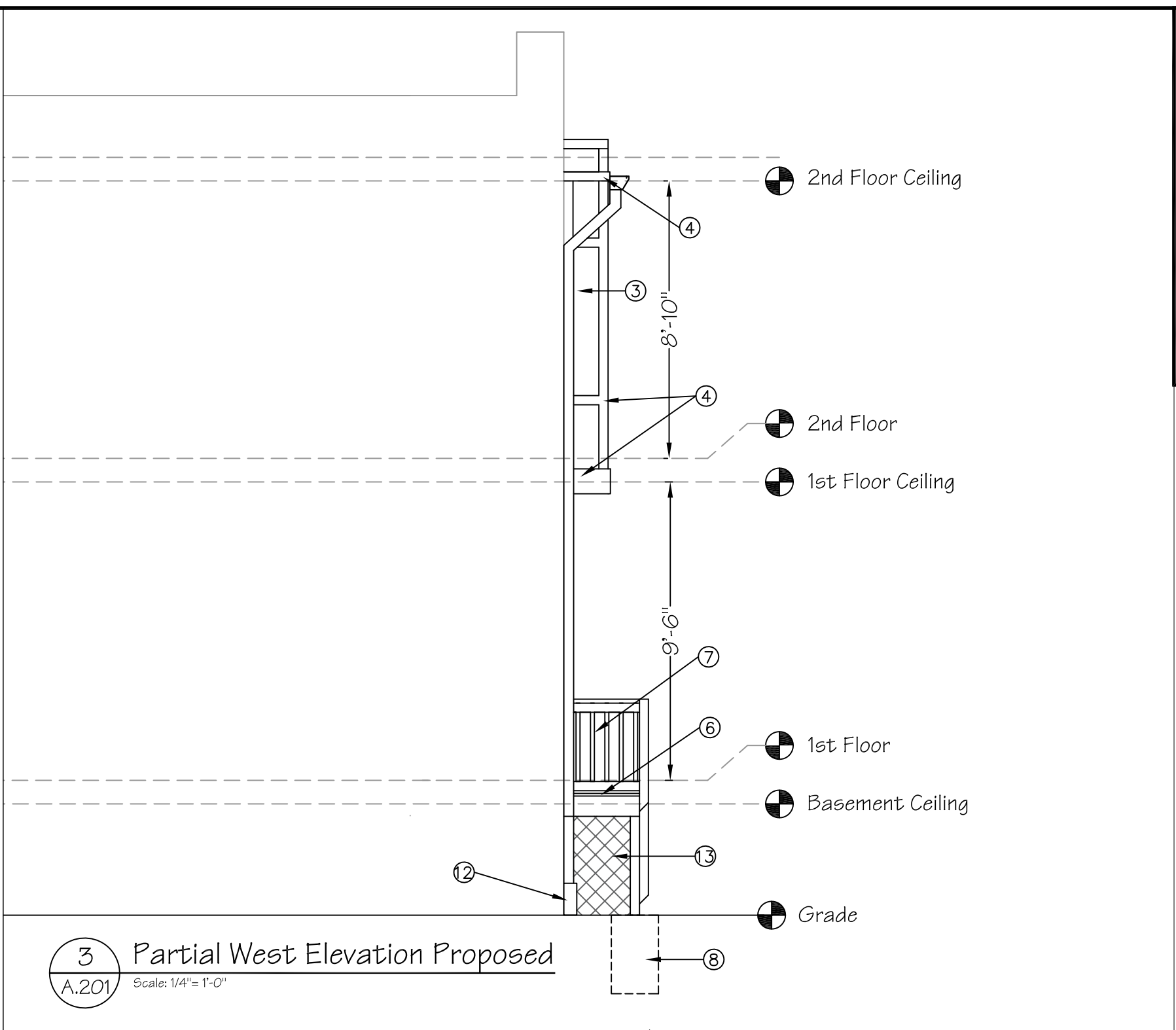
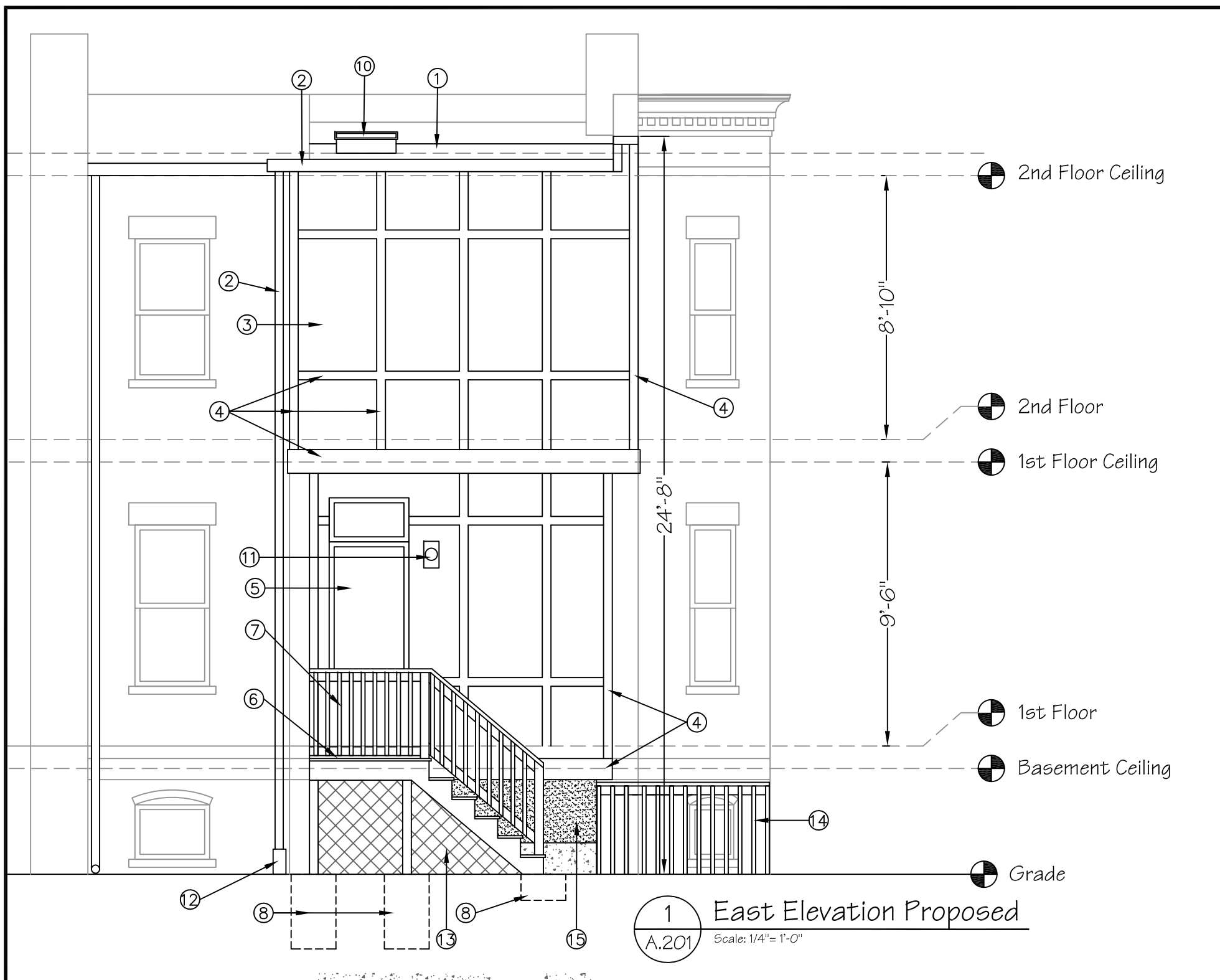
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Scale: AS NOTED

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A.200
DEMO ELEVATIONS
6 of 9



- General Construction Notes**
- (A) Provide Framing and Foundations Per Code and Drawings
 - (B) Paint Siding & Trims
 - (C) Notify Architect when Existing Conditions Differ from the Design Documents
- Specific Construction Notes**
- (1) Provide & Install TPO Membrane Roofing on Tapered Insulation on $\frac{3}{4}$ " Plywood To Match Existing Roof
 - (2) Provide & Install 6" Gutter w/5" Downspout
 - (3) Provide & Install Cement Board Panels
 - (4) Provide and Install $\frac{5}{8}$ " Composite Trim (Width TBD)
 - (5) Provide and Install New Door w/ Transom Window
 - (6) Provide & Install Composite Decking on PT Framing
 - (7) Provide & Install Composite Railing
 - (8) Concrete Footing for Stair & Deck (See Structural Drawings)
 - (9) Align Trim w/ Exist. Brick Band
 - (10) Raised Curb Skylight
 - (11) New Exterior Light
 - (12) Connect Downspout to Existing Storm Drain Leader
 - (13) New PVC Lattice
 - (14) Reinstall Salvaged Guardrail
 - (15) CMU Wall Extension, See Structural Drawings

Date: 2.9.26 CD Set
Designed By:
Checked By: 3.20.26
Drawn By:

Proposed Elevation Plans
PETZINGER RESIDENCE ADDITION
205 15TH ST
N.E., WDC 20002

Project:

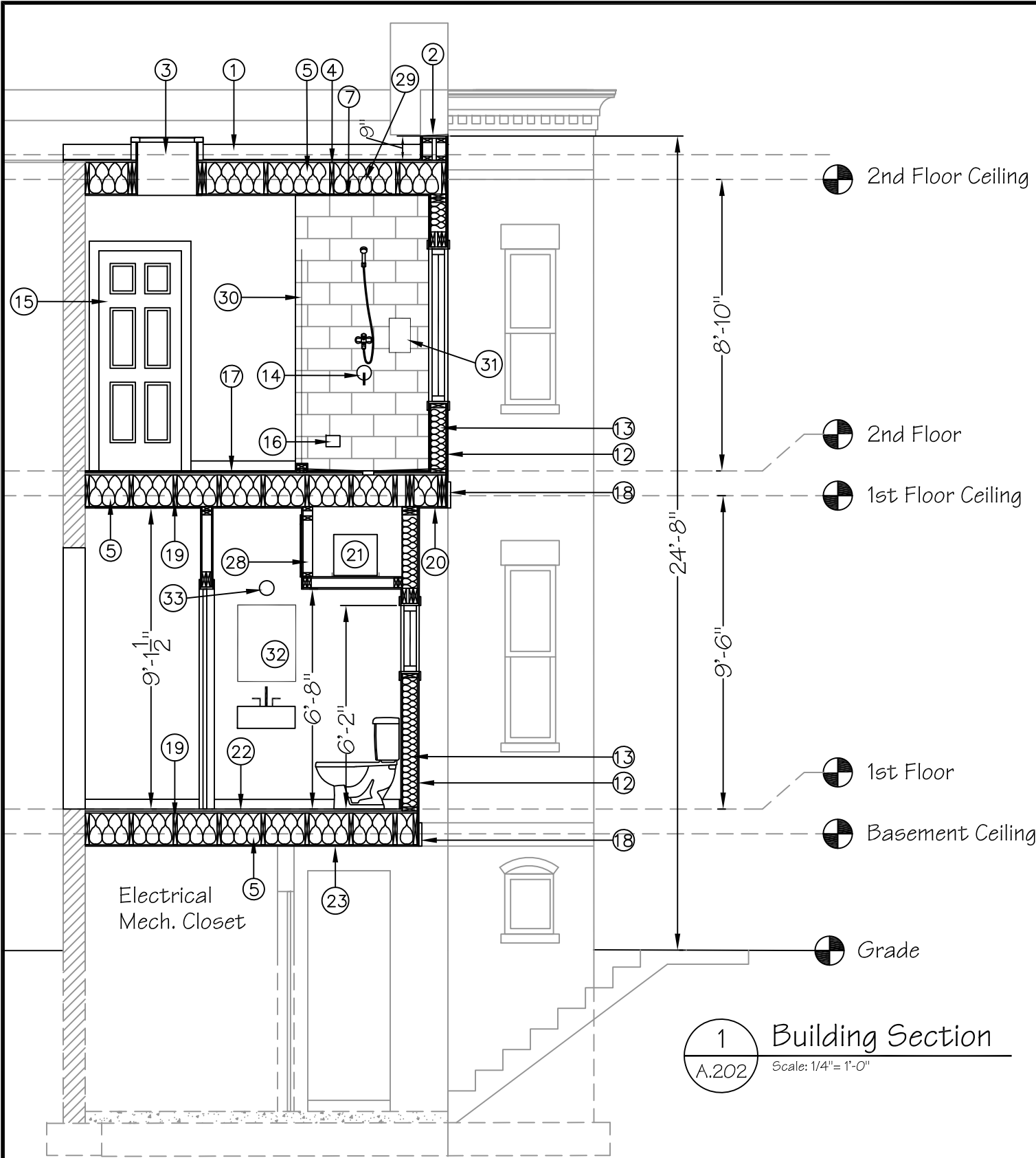
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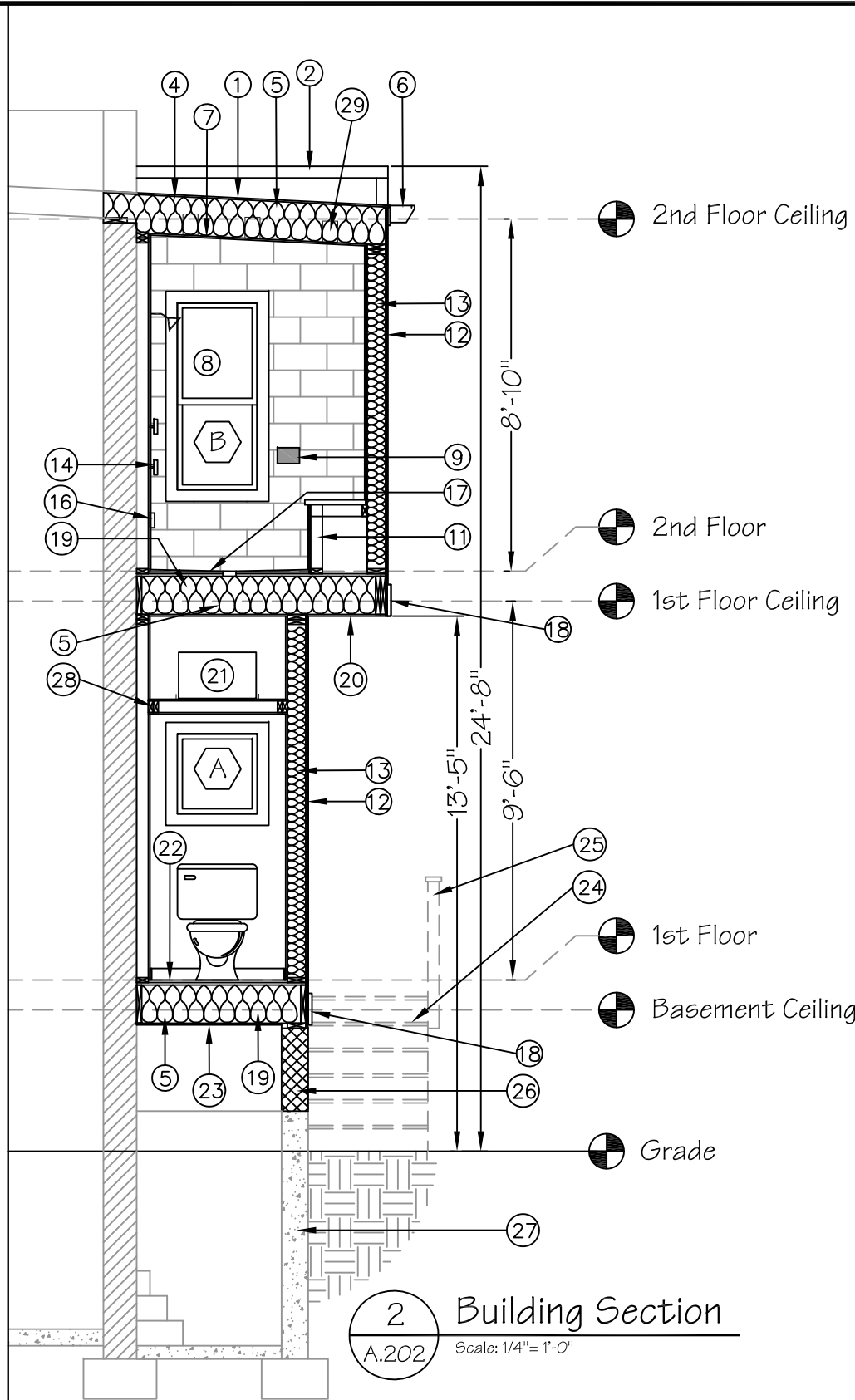
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A.201
PROP. ELEVATIONS
7 of 9



1 Building Section
A.202 Scale: 1/4"= 1'-0"



2 Building Section
A.202 Scale: 1/4"= 1'-0"

General Construction Notes

- (A) Provide Framing and Foundations Per Code and Drawings
- (B) Paint, Drywall, Siding & Trims
- (C) Install 1/2" Greenboard Drywall @ Bathroom Walls & Celings w/ Shower
- (D) Install 1/2" Drywall on Walls & Ceilings
- (E) Install Wood Baseboards to Match Existing Trim
- (F) Notify Architect when Existing Conditions Differ from the Design Documents

Specific Construction Notes

- (1) Provide & Install TPO Mebrane Roofing on Tapered Insulation on 3/4" Plywood To Match Existing Roof Slope
- (2) 2x4 Framed Parapet Wall with Tapered Metal Cap
- (3) New Energy Compliant Sky Light
- (4) 2x12 Rafters @ 24" OC (See Structural Drawings)
- (5) Provide & Install R-49 Batt Insulation
- (6) Provide & Install 6" Gutter w/5" Downspout
- (7) Sloped Tiled Ceiling In Shower Only
- (8) Tempered Window
- (9) Steam Control Panel
- (10) Tiled Walls
- (11) 2x4 Framed Bench w/ Tiled Vertical Face and Marble Bench Top
- (12) Provide & Install Hardie Plank Siding
- (13) Provide 2x6 Stud Wall @ 16" OC w/R-21 Batt Insulation
- (14) Shower Control Valve
- (15) Provide and Install New Pocket Door
- (16) Steam System Vent Discharge 12" AFF
- (17) Electric Heated Floor (Main Bathroom Floor)
- (18) 5/4" Composite Trim Sized to Match and Align with Exist. Brick Band
- (19) 2x12 Floor Joists @ 16" OC (See Structural Drawings)
- (20) Vinyl Solid Soffit Panels
- (21) Steam Generator w/ Drain Pan
- (22) Tile Flooring @ Powder Room & Rear Foyer
- (23) Exterior Drywall Panel
- (24) Provide & Install Composite Decking on PT Framing
- (25) Provide & Install Composite Railing
- (26) New CMU Foundation Wall Extension w/ Parging @ Each Side (See Structural Drawings)
- (27) Existing Foundation Wall
- (28) Provide 2x4 Stud Framing @ 16" OC with 1/2" Plywood Platform w/Access Panel for Steam Generator
- (29) 2 Speakers & 3 WP Recessed Lights
- (30) 3/8" Shower Glass Door with Operable Vent Panel
- (31) S/S Niche
- (32) Mirror/Medicine Cabinet
- (33) Vanity light



45, 60, 80

Physical Properties (ASTM D6878)

Type	ASTM Test Method	ASTM D 6878 Minimum	EverGuard® TPO Test Values (approx.)*		
			45 mil	60 mil†	80 mil
TPO Nominal Thickness	ASTM D751	0.039"	0.045" (1.14 mm)	0.060" (1.52 mm)	0.080" (2.03 mm)
Thickness over Scribe	ASTM 7635	0.018"	15.8 mil (nominal)	24.1 mil (nominal)	31.4 mil (nominal)
Breaking Strength	ASTM D751 Grab Method MD	220 lbf	375 lbf x 330 lbf (559 x 492 kg/m)	400 lbf x 360 lbf (596 x 536 kg/m)	440 lbf x 390 lbf (656 x 581 kg/m)
Elongation at Break	ASTM D751	15%	30%	30%	30%
Tear Strength (8" x 8" sample)	ASTM D751	55 lbf	90 lbf x 120 lbf (134 x 179 kg/m)	70 lbf x 130 lbf (104 x 194 kg/m)	100 lbf x 180 lbf (149 x 268 kg/m)
Brittleness Point	ASTM D2137	-40°F	-40°F	-40°F	-40°F
Ozone Resistance	ASTM D1149	No cracks @ 7x magnification	No visible deterioration @ 7x magnification	No visible deterioration @ 7x magnification	No visible deterioration @ 7x magnification
Properties after Heat Aging	ASTM D573	≤1.5% weight change after 8 weeks @ 275°F; No cracks @ 7x magnification	Pass	Pass	Pass
Properties after Heat Aging, UVAWS	---	Total radiation @ 8400 MJ/m² UV, no cracking	Pass	Pass	Pass
Linear Dimensional Change	ASTM D1204	±1%	0.2%	0.4%	0.4%
Water Absorption	ASTM D471	≤3%	0.7%	0.7%	0.7%
Factory Seam Strength	ASTM D751	66 lbf	115 lbf (membrane failure) (171 kg/m)	145 lbf (membrane failure) (216 kg/m)	155 lbf (membrane failure) (231 kg/m)
Weather Resistance	ASTM G155	10,080 kJ/(m²·nm) at 340 nm; No cracks @ 7x magnification	>20,000 kJ/(m²·nm) at 340 nm	>25,000 kJ/(m²·nm) at 340 nm	>25,000 kJ/(m²·nm) at 340 nm
Air Permeance	ASTM E2178	---	<0.02 L/(s · m²)	<0.02 L/(s · m²)	<0.02 L/(s · m²)

* Values stated are approximate and subject to normal manufacturing variation. These values are not guaranteed and are provided solely as a guide. Certain data is provided in MD (machine direction) or CD (cross machine direction) format.
† Also available in minimum 60 mil thickness

Additional Physical Properties

Puncture Resistance	FTM 101 C Method 2031	Not established	>350 lb. (159 kg)	>380 lb. (172 kg)	>380 lb. (172 kg)
Permeance	ASTM E96	Not established	<0.08 Perms	<0.08 Perms	<0.08 Perms
Guarantee			Up to 20 years	Up to 25 years	Up to 30 years

Sustainability Ratings/Certifications

Cool Roof Rating Council (CRRCC)						
Color	Rated Product ID#	Initial			Aged	
		Solar Reflectance (ASTM C1549)	Thermal Emittance (ASTM C1371)	Solar Reflectance Index (ASTM E1980)	Thermal Emittance (ASTM C1371)	Solar Reflectance Index (ASTM E1980)
White	0676-0001	0.76	0.90	94	0.68	81
Energy Gray	0676-0045	0.72	0.87	88	0.67	82
Energy Tan	0676-0039	0.72	0.89	89	0.66	80
LEED Information						
Manufacturing Location		Mount Vernon, IN; New Columbia, PA; Cedar City, UT; Gainesville, TX				

For additional information, contact GAF Design Services at 1-877-423-7663 or designservices@gaf.com

We protect what matters most™



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BUILD
ARCHITECT BUILDER

Date: 2.9.26 CD Set
Designed By:
Checked By: 3.20.26
Drawn By:

Proposed Addition Sections & Notes
PETZINGER RESIDENCE ADDITION
205 15TH ST
N.E., WDC 20002

Project:

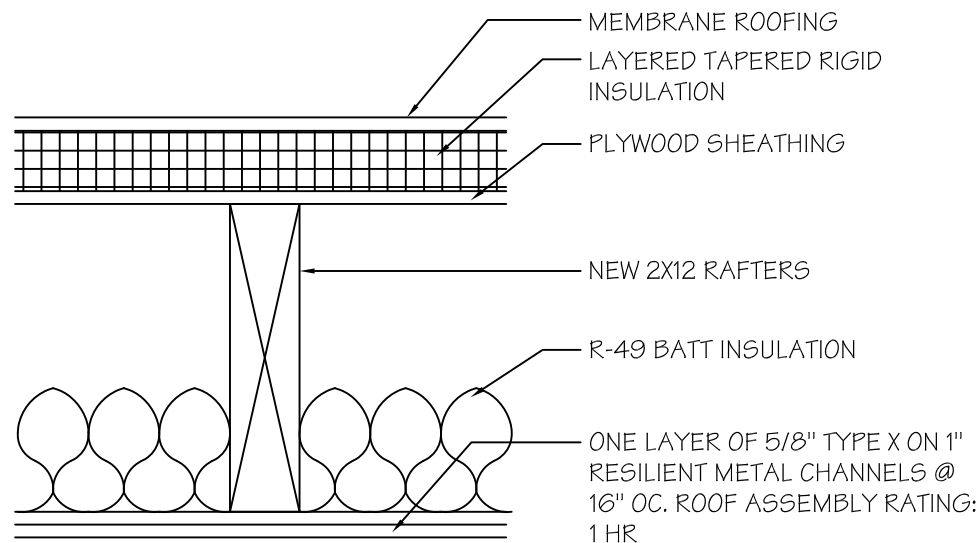
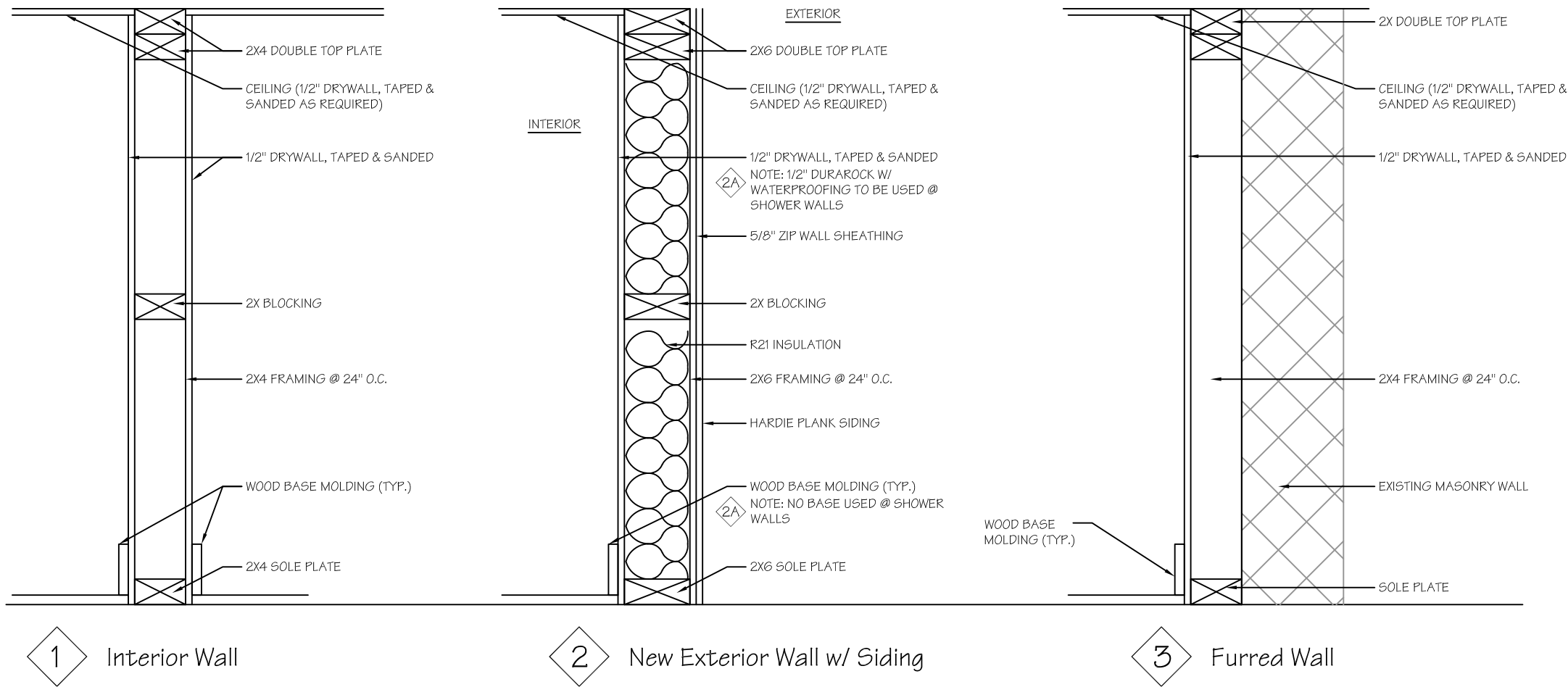
Revisions:

Seal:

Scale: AS NOTED

Sheet:

A.202
BUILDING SECTIONS
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A

NEW ROOF

2
A.200

Horizontal Assemblies

Scale: NT5

1
A.200

Wall Types

Scale: NT5

TABLE R 402.4.1.1 AIR BARRIER AND INSULATION INSTALLATION		
COMMON ENT	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.
Shaft penetrations	Duct shaft/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.	
Fireplace	An air barrier shall be installed on fireplace walls.	
	New construction	Level 3 Alteration affecting 80% or more of the aggregate work of the building (Gut Rehabilitation)
Single family detached/Two family	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

a. In addition, inspection of log walls shall be in accordance with the provisions of ICC-4001.

Window Schedule

All windows shall have double pane, insulating Low E II glazing, w/ Argon gas and include screens. All interior and exterior finish shall be painted white and the exterior clad. Manufacturer Options: Pella, Anderson or Jeld Wen.

Type	Manufacturer/Description	Location	Qty. & Floor	Header Framing
A	Double Hung Window, 24"x56" (VIF to Match Existing Window Size) Tempered Glass (Top Sash Clear, Bottom Sash Frosted/Opaque)	Bathroom	1 - 2nd Floor	2- 2x6
B	Casement Window, 24"x24"	Powder Room	1 - 1st Floor	2- 2x6
C	Velux SkyLight	Bathroom	1 - 2nd Floor	

Note: All windows shall be trimmed to match exist. exterior window trim. Verify in Field.
All fenestrations shall have a minimum U-Factor of .35 and SHGC of .40.
All windows, skylights, and sliding glass doors are to meet NFRC air leakage rate of no more than .3 cfm per square foot and swinging doors no more than .5 cfm per square foot.

Door Schedule

Mark	Size	Door			Details			Frame			HW	Remarks	
		Type	Mat	Fin	Head	Jamb	Sill	Type	Mat	Fin			
1	Existing	SGL	WD	PT				BIF	WD	PT	30	Relocated Existing Door w/Transom, Change Swing	
2	2'-6"x6'-8"	DBL	WD	PT				PH	WD	PT	70	Double Door	
3	2'-6"x6'-8"	PKT	WD	PT				BIF	WD	PT	60	Solid Core Wood Door	
4	Custom	SGL	STL	PT				PM	STL	PT	50	Steel Security Door	
Abbreviations													
		1			2			3			4		
PH	Pre-Hung	Door Types											
WD	Wood												
PT	Painted												
STL	Steel												
BIF	Built In Field												
DBL	Double												
SGL	Single												
BI	Bi-Fold												
CLD	Clad												
PM	Per ManuFr												
PVT	Pivot												
PKT	Pocket												
BP	Bi Passing												
FLD	Folding												
Hardware													
10	Passage												
20	Privacy												
30	Key & Latch Entry Set												
40	Latched Entry												
50	Lock Set												
60	Pocket Door												
70	Ball & Catch												

Notes:

- Bi-Passing Door hardware shall include top track, floor guides & stops.
- Pocket Door hardware shall include track and rail, and rectangular mortised lock by Emtek or equal.
- Swinging Door hardware shall include three hinges, Contemporary lever handle lock/latch set by Schlage or equal.
- Contractor to provide product submittals for doors and hardware approval prior to purchase.

WE
DESIGN
BUILD
ARCHITECT BUILDER

Date: 8.6.21 CD Set
Designed By:
Checked By: 3.20.26
Drawn By:

Wall Types, Details & Schedules
PETZINGER RESIDENCE ADDITION
205 15TH ST
N.E., WDC 20002

Project:

Revisions:

Seat:

Scale: AS NOTED

Sheet:

A.300
WALL TYPES
SCHEDULES
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