DISTRICT OF COLUMBIA GOVERNMENT OFFICE OF THE SURVEYOR

Washington, D.C., December 18, 2019

Plat for Building Permit of: SQUARE 1218 LOT 107

Scale: 1 inch = 20 feet

Recorded in Book 215 Page 106

Receipt No. 20-01668 Drawn by: A.S.

Furnished to: DAVID C. LANDSMAN

"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)."

Lynn Savoia

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 <u>B2007530</u>; 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 fave not (*circle one*) filed a division of lots 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.

Plats issued by the Office of the Surveyor will be valid for a period of two years from the date of issuance. 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:	Dail forte	Date:	April 28, 2020
Printed Name:	David C. Landsman	Relationship to Lot C	wner: Agent/Engineer

If a registered design professional, provide license number <u>PE906954</u> and include stamp below.

ICT OF COV

Ν	STREET, N.W.	× PE906954 PE906954 PE906954 CIVIL FSS/ONALENGIN
	35.0 EX. DRIVEWAY PROPOSED 3.5'X3.0' WINDOW WELL 107 #3234 EX. 2-STORY HOUSE W/ LOWER LEVEL EX. ADDITION	 Notes: All proposed demolition or raze of existing buildings is omitted for clarity, refer to Sheet CIV100 and CIV101 for additional details. Existing chimneys and/or vents on adjacee properties within 10 feet of the subject property are not shown. Not applicable to project scope or reviews, and these locations are inaccessible. Existing conditions shown hereon are based upon a survey completed in February, 2017.

50.



PROJECT SCOPE:

REVISION TO PERMIT B1909869. NEW EGRESS WINDOW AND EGRESS WELL IN FRONT YARD

APPLICABLE BUILDING CODES:

- 2013 DC REGULATIONS (DCMR 11)
- 2013 DC CONSTRUCTION CODES SUPPLEMENT (DCMR 12) WITH THE FOLLOWING AMENDMENTS:
- 2012 ICC INTERNATIONAL RESIDENTIAL CODE FOR 1 AND 2 FAMILY DWELLINGS (DCMR 12B)
- 2011 NFPA NATIONAL ELECTRIC CODE (DCMR 12C) - 2012 ICC INTERNATIONAL MECHANICAL CODE (DCMR 12E)
- 2012 ICC INTERNATIONAL PLUMBING CODE (DCMR 12F)
- 2012 ICC INTERNATIONAL FIRE CODE (DCMR 12H) - 2012 ICC INTERNATIONAL ENERGY CONSERVATION CODE (DCMR 121)
- 2012 ICC INTERNATIONAL EXISTING BUILDING CODE (DCMR 12J) ICC/ANSI A117.1 – 2003

ZONING DATA:

SQUARE NO.	
LOT NO.	
ZONING DISTRICT	
ZONING OVERLAY	
HISTORIC AREA	
SITE AREA	

1218
0830
R-20
NONE
GEORGETOV
5,250 SF

REGULATION	EXISTING	ALLOWED	PROVIDED
BUILDING HEIGHT (ZR 401.1)	28'-3"	40'	28'-3"
LOT AREA (ZR 401.3)	5,250 SF	2,000 SF MIN	NO CHANGE
LOT WIDTH (ZR 401.3)	26'-7''	20'-0" MIN	NO CHANGE
FLOOR AREA RATIO (ZR 402.4)	N/A	N/A	N/A
LOT OCCUPANCY (ZR 403.2)	1,971 SF 37.5%	3,135 SF 60%	NO CHANGE
REAR YARD (ZR 404.1)	78.5'	20'	NO CHANGE
SIDE YARD (ZR 405.9)	N/A N/A	N/A N/A	N/A N/A
OFF STREET PARKING (ZR 2101.1)	N/A	N/A	N/A

BUILDING AREA:

MAIN HOUSE:	EXISTING:	PROPOSED:	NEW:
BASEMENT FLOOR AREA:	1,600 SF	1,600 SF	0 SF
FIRST FLOOR AREA:	1,574 SF	1,574 SF	0 SF
SECOND FLOOR AREA:	1,574 SF	1,574 SF	0 SF
TOTAL FLOOR AREA:	4,748 SF	4,748 SF	0 SF
POOL HOUSE AREA:	361 SF	361 SF	0 SF





SIMSimilarSKAddendum SheetSPStand PipeSPECSpecificationSQuareSSSSStainless SteelSTStreetSTDStandardSTLSteelSTNDStainedSTRUCTStructur(al)SUSPSuspension or SuspendedSYSSystemTBDTo Be DeterminedTDTerace DrainTELHTelephoneTELTelephoneTEMPTemperatureTOTop OfTPToilet PaperTTreadT&BTop And BottomT>op Of StabTOSTTop Of StabTOSTTop Of StabTOWTop of SlabTOWTop of StaelTVPTypicalUONUnless Otherwise NotedUTILUtilityVANVanityVBVapor BarrierVCTVinyl Composition TileVERTVerify in FieldWWestW/WithWOWithoutWDWoodWDWWindowWICWalk-in ClosetWPWalk-in ClosetWPWaleprofingWTWelded Wire Fabric		
SK Addendum Sheet SP Stand Pipe SPEC Specification SQ Square SS Stainless Steel ST Street STD Standard STL Steel STND Stained STOR Storage STRUCT Structur(al) SUSP Suspension or Suspended SYS System TBD To Be Determined TD Terrace Drain TECH Technical TEL Telephone TEMP Temperature TO Top Of TP Toilet Paper T Tread T&B Top And Bottom T&G Tongue and Groove THK Thick THR Threshold TOST Top of Slab TOST Top of Slab TOST Top of Steel TOW Top of Wall TS Tubular Steel TYP Typical UNO Unless Noted Otherwise UON Unless Otherwise Noted UTIL Utility VAN Vanity VE Vapor Barrier VCT Vinyl Composition Tile VEST Vestibule VIF Verify in Field W West W/ Without WD Wood WDW Window WIC Walk-in Closet WP Waterproofing WT Weight		
	SK SPEC SQ SS ST STD STD STD STD STD STD STD STD S	Addendum Sheet Stand Pipe Specification Square Stainless Steel Street Standard Steel Stained Storage Structur(al) Suspension or Suspended System To Be Determined Terrace Drain Technical Telephone Temperature Top Of Toilet Paper Tread Top And Bottom Tongue and Groove Thick Threshold Top of Slab Top Of Steel Top of Steel Top of Steel Top of Steel Top of Steel Top of Steel Top of Steel Tubular Steel Typical Unless Noted Otherwise Unless Otherwise Noted Utility Vanity Vapor Barrier Vinyl Composition Tile Vertical Vestibule Vertify in Field West With Without Wood Walk-in Closet Watging Weight

Parged Concrete

3234 N St. N W





TABLE R402.1.1 INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT^a

CLIMATE ZONE	FENESTRATION U-FACTOR ^b	SKYLIGHT ^ь <i>U</i> -FACTOR	GLAZED FENESTRATION SHGC ^{b, ®}	CEILING <i>R</i> -VALUE	WOOD FRAME WALL <i>R</i> -VALUE	MASS WALL <i>R</i> -VALUE ⁱ	FLOOR <i>R</i> -VALUE	BASEMENT [©] WALL <i>R</i> -VALUE	SLAB ^d <i>R</i> -VALUE & DEPTH	CRAWL SPACE [©] WALL <i>R</i> -VALUE	
1	NR	0.75	0.25	30	13	3/4	13	0	0	0	
2	0.40	0.65	0.25	38	13	4/6	13	0	0	0	
3	0.35	0.55	0.25	38	20 or 13+5 ^h	8/13	19	5/13 ^f	0	5/13	
4 except Marine	0.35	0.55	0.40	49	20 or 13+5 ^h	8/13	19	10/13	10, 2 ft	10/13	
5 and Marine 4	0.32	0.55	NR	49	20 or 13+5 ^h	13/17	30 ^g	15/19	10, 2 ft	15/19	
6	0.32	0.55	NR	49	20+5 or 13+10 ^h	15/20	30 ^g	15/19	10, 4 ft	15/19	
7 and 8	0.32	0.55	NR	49	20+5 or 13+10 ^h	19/21	38 ^g	15/19	10, 4 ft	15/19	

For SI: 1 foot = 304.8 mm.

a. R-values are minimums. U-factors and SHGC are maximums. When insulation is installed in a cavity which is less than the label or design thickness of the insulation, the installed *R*-value of the insulation shall not be less than the *R*-value specified in the table. b. The fenestration U-factor column excludes skylights. The SHGC column applies to all glazed fenestration. Exception: Skylights may be excluded from glazed

fenestration SHGC requirements in Climate Zones 1 through 3 where the SHGC for such skylights does not exceed 0.30. c. "15/19" means R-15 continuous insulation on the interior or exterior of the home or R-19 cavity insulation at the interior of the basement wall. "15/19" shall be permitted to be met with R-13 cavity insulation on the interior of the basement wall plus R-5 continuous insulation on the interior of the home. "10/13" means R-10 continuous insulation on the interior or exterior of the home or R-13 cavity insulation at the interior of the basement wall.

d. R-5 shall be added to the required slab edge R-values for heated slabs. Insulation depth shall be the depth of the footing or 2 feet, whichever is less in Climate Zones 1 through 3 for heated slabs. e. There are no SHGC requirements in the Marine Zone.

f. Basement wall insulation is not required in warm-humid locations as defined by Figure R301.1 and Table R301.1. g. Or insulation sufficient to fill the framing cavity, R-19 minimum.

c. Basement wall U-factor of 0.360 in warm-humid locations as defined by Figure R301.1 and Table R301.1.

h. First value is cavity insulation, second is continuous insulation or insulated siding, so "13+5" means R-13 cavity insulation plus R-5 continuous insulation or insulated siding. If structural sheathing covers 40 percent or less of the exterior, continuous insulation *R*-value shall be permitted to be reduced by no more than R-3 in the locations where structural sheathing is used - to maintain a consistent total sheathing thickness. i. The second *R*-value applies when more than half the insulation is on the interior of the mass wall.

Table 1: R - Value TABLE R402.1.3

CLIMATE ZONE	FENESTRATION U-FACTOR	SKYLIGHT <i>U-</i> FACTOR	CEILING <i>U-</i> FACTOR	FRAME WALL <i>U-</i> FACTOR	MASS WALL <i>U-</i> FACTOR [®]	FLOOR <i>U-</i> FACTOR	BASEMENT WALL <i>U-</i> FACTOR	CRAWL SPACE WA U-FACTO
1	0.50	0.75	0.035	0.082	0.197	0.064	0.360	0.477
2	0.40	0.65	0.030	0.082	0.165	0.064	0.360	0.477
3	0.35	0.55	0.030	0.057	0.098	0.047	0.091°	0.136
4 except Marine	0.35	0.55	0.026	0.057	0.098	0.047	0.059	0.065
5 and Marine 4	0.32	0.55	0.026	0.057	0.082	0.033	0.050	0.055
6	0.32	0.55	0.026	0.048	0.060	0.033	0.050	0.055
7 and 8	0.32	0.55	0.026	0.048	0.057	0.028	0.050	0.055

b. When more than half the insulation is on the interior, the mass wall U-factors shall be a maximum of 0.17 in Climate Zone 1, 0.14 in Climate Zone 2, 0.12 in Climate Zone 3, 0.087 in Climate Zone 4 except Marine, 0.065 in Climate Zone 5 and Marine 4, and 0.057 in Climate Zones 6 through 8.

<u>Table 2: U-Value</u>

Winc	s wob	chedule									
ID	Qty	Units	Turno	Marcuf	nuf. Model/Size	Lites	Lingo	Ext Casina	Transom		
	QIY	UTIIIS	Туре	Manuf.		LIIES	Hinge	Ext Casing	Height	Lites	
W001	1	1	Casement		2-6x4-0	3W4H	L	Bkmld			

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Permit #:	Address:						Key:	Mandatory for all Compliance Ap		Colovant l		of WORK	
Compliance /	Approach Used: 🗶 Prescriptive	Trade Off	ſ	□ Performan	ice		2012 IECC Section #	Framing/ Rough-In Inspection	Prescriptive Code Value	Plan Value	Designer Identified Dwg Page	Plan Review	, F
Project Type 2012 IECC		ddition Prescriptive	□ Leve	l 3 Alteration Designer Identified	n Plan		303.1.3 I	U-factors of fenestration products are determined in accordance with the NFRC or the default table values.		YES	0001		
302.1, 403.6	Pre-Inspection Section Description Heating and Cooling equipment is sized per ACCA Manual S based on loads	N/A	Value N/A	Dwg Page	Review	Field Insp.	402.1.1, 402.3.3, 402.3.6 SR	Skylight U-factor	U-0.55 (15 square foot exemption)	N/A	N/A		
MR 2012 IECC Section #	calculated per ACCA Manual J Foundation Inspections	Prescriptive Code Value	Plan Value	ldentified Dwg Page	Plan Review	Field Insp.	402.1.1, 402.3.3, 402.3.6 SR	Skylight SHGC	SHGC: 0.30 (0.5 max w/ tradeoff. 15ft ² exempt	N/A	N/A		
402.1.1 SR	Slab Insulation R-value. Perimeter insulation extending downward from the top of the slab surface	Unheated	N/A	N/A			303.1.3	SHGC values were determined in accordance with the NFRC or the default table values.		YES	0001		
402.1.1 SR 402.1.1	Slab Insulation depth. Conditioned basement wall	2 feet Continuous	N/A	N/A			402.1.1 SR	Mass wall exterior insulation R—value.	R-13 Interior R-8	N/A	N/A		
SR	insulation R-value. Where internal insulation is used, verification to occur during insulation inspection	R-10 Cavity: R-13	R-13	A200			303.2 I	Mass wall exterior insulation installed per manufacturer's instructions.	Exterior N/A	N/A	N/A		
303.2 I	Conditioned basement wall insulation installed per manufacturer instructions.	N/A	YES	N/A			402.3.5	Fenestration in thermally isolated sunrooms has a max. U-factor of 0.45. All other		N/A	N/A		T
402.2.8 SR	Conditioned basement wall insulation depth of burial or distance from top of wall.	10 ft or to bsmt. floor	bs <i>m</i> t Flr	A200			SR 402.3.5	sunroom fenestration must meet code requirements. Skylights in thermally isolated					$\left \right $
402.2.10	Unvented crawlspace wall insulation R-value	Continuous: R–10 Cavity:	N/A	N/A			SR	sunrooms has a max. U-factor of 0.7. All other sunroom skylights must meet code requirements.		N/A	N/A		
SR 303.2	Unvented crawlspace installed per manufacturer's	R-13 N/A	N/A	N/A			402.4.1.2 SR	Additions, alterations, renovations and replair shall be completed in accordance with Table 402.4.1.1.	Air-sealing Details provided.	YES	0001		
402.2.10	instructions Unvented crawlspace	Continuous					402.4.1.1 I	Air and Thermal Barrier installed per Manufacturer's instructions.		YES	N/A		
SR	continuous vapor retarder installed over exposed earth, joints overlapped by 6 in. and sealed, extending at lest 6 in. up and attached to the wall.		N/A	N/A			402.4.3 I	Fenestration is listed and labeled as meeting AAMA/ WDMA/CSA 101/I.S. 2/A440 or does not exceed code limits per NFRC 400.	0.3 CFM/ft ²	YES	N/A		
402.2.10 SR	Unvented crawlspace wall insulation depth of burial or distance from top of wall	To finished grade +24 in. vert. & / or horiz.	N/A	N/A			402.4.4 F	IC-rated recessed lighting fixtures sealed at housing/interior finish and labeled to indicate ≤ 2.0		N/A	N/A		
303.2.1 S	A protective covering is installed to protect exposed exterior insulation and extends a minimum of 6 in. below grade.	N/A	N/A	N/A			403.2.1	CFM leakage at 75 Pa. Supply Ducts in attic are insulated to ≥R-8. All other ducts in unconditioned spaces	Attic: R-8 Other: R-6	N/A	N/A		
403.8 ER	Snow and Ice-melting system controls installed.		N/A	N/A			MR	or outside the building envelope are ≥R-6. All joints and seams of air					
2012 IECC Section #	Framing/ Rough-In Inspection	Prescriptive Code Value	Plan Value	ldentified Dwg Page	Plan Review	Field Insp.	403.2.2 MR	ducts, air—handlers, and filter boxes are sealed.		N/A	N/A		
402.1.1, 402.3.4	Door U-factor	U-0.35	0.35	0001			403.2.3 MR 403.3	HVAC piping carrying fluids >	HVAC Pipe	N/A	N/A		
SR 402.1.1, 402.3.1,	Glazing U-factor (Area weighted average, show proof	U-0.35	0.35	0001			MR	105°F or fluids < 55°F are	≥ R-3	N/A	N/A		
402.3.3 SR	of average if any u-value is less than 0.35)	SHOO: 0.4					403.3.1 MR 403.4.2			N/A	N/A		
402.1.1, 402.3.2, 402.3.3,	Glazing SHGC value (Area weighted average)	SHGC: 0.4	0.4	0001			403.4.2 MR 403.5	to $\geq R-3$. Auto./ gravity dampers install		N/A	N/A N/A		

DCRA Energy Verification Sheet Low-Rise Residential Version 1.0_2014

COMPONENT	AIR BARRIER CRITERIA [®]	INSULATION INSTALLATION CRITERIA
General Requirements	A continuous air barrier shall be installed in the building envelope. Exterior thermal envelope shall contain 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.
Ceiling / attic	doors to unconditioned attic spaces shall be sealed.	The insulation in any dropped ceiling/soffit shall be aligned wi the air barrier.
Walls	Junctions of the foundation and sill plate shall be sealed. Junctions of the top plate and top of exterior walls shall be sealed. Knee walls shall be sealed.	Corners and headers shall be insulated. Exterior thermal envelop insulation for framed walls shall be installed in substanti- 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.	
Rim joists	Rim joists shall include the air barrier.	Rim joists shall be insulated.
Floors (including above garage and cantilevered floors)	The air barrier shall be installed at any exposed edge of insulation.	Insulation shall be installed to maintain permanent contact wit underside of subfloor decking.
Crawl space walls	Exposed earth in unvented crawl spaces shall be covered with a Class I vapor retarder with overlapping joints taped.	Where provided in lieu 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.	
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.	
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 envelop shall be air tight and IC rated.
Plumbing and wiring		Batt insulation shall be cut neatly to fit around wiring an plumbing in exterior walls, or insulation that on installatio readily conforms to available space shall extend behind pipin 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.	
Fireplace	An air barrier shall be installed on fireplace walls. Fireplaces shall have gasketed doors.	

TABLE R402.4.1.1 AIR BARRIER AND INSULATION INSTALLATION

<u>Table 3: Air Sealing Notes</u>

Location	Note
	Egress

2012 IECC Section #	Insulation Inspections	Prescriptive Code Value	Plan Value	Designer Identified Dwg Page	Plan Review	Field Insp.
303.1 I	All installed insulation labeled or installed R-values provided.		N/A	N/A		
402.1.1, 402.2.6 SR	Floor Insulation R-value	Wood: R-19 Steel: R-19+6	N/A	N/A		
303.2, 402.2.7 SR	Floor insulation installed per mnfr instructions, and substantial contact with underside of floor.		N/A	N/A		
402.1.1, 402.2.5 402.2.6 SR	Wall insulation R-value. If a mass wall with $\frac{1}{2}$ insulation on the wall exterior. ext insulation applies.	Wood:R-20 or R-13+5 Mass: R-13 Int. R-8 Ext. Steel:R19+8	N/A	N/A		
402.1.1 SR	Mass wall exterior insulation R-value.	R–13 Interior R–8 Exterior	N/A	N/A		
402.2.12 S	Walls of thermally isolated sunrooms have a min. R—13. All other sunrooms must meet code requirements.	Isolated: R13	N/A	N/A		
302.2 I	Walls and Ceiling insulation installed per manufacturer's instructions.		YES	N/A		
402.2.12 S	Ceilings of thermally isolated sunrooms have min. R-24. All other sunroom ceilings must meet code requirements	lsolated: R—24	N/A	N/A		
2012 IECC Section #	Final Inspections	Prescriptive Code Value	Plan Value	ldentified Dwg Page	Plan Review	Field Insp.
402.2.1 402.2.6 SR	Ceiling insulation R-value	Wood: R-49 Steel: U-0.026	N/A	N/A		
303.1.1.1 303.2 I	Ceiling insulation installed per mnfrs instructions. Blown ins. marked every 300ft ²		N/A	N/A	X	
402.2.3 SR	Baffle over air permeable insulation adjacent to soffit and eave vents.		N/A	N/A		
402.2.4 SR	Attic access hatch and door insulation ≥R-value of adjacent assembly.	≥R—value of adjacent assembly	N/A	N/A		
402.4.1.2 I	Blower door test © 50 Pa≤5 Air Changes per Hour. Applies to Level 3, Gut Rehab, New	ACH50≤5.0	N/A	N/A		
402.4.2 I	Wood burning fireplaces have tight fitting flue dampers and outdoor air for combustion.		N/A	N/A	\nearrow	
403.2.2 I	Total Duct leakage test ≤8 CFM/100 ft² with air—handler installed.	≤8 CFM/ 100 ft²	N/A	N/A		
403.2.2.1 I	Air—handler leakage designed by mfr. at ≤2% of air—flow.		N/A	N/A		
403.6 I	HVAC equipment type and capacity as per plans.		N/A	N/A		
403.1.1 MR	Programmable thermostats installed on forced air furnace		N/A	N/A		
403.1.2 MR	Heat pump thermostat installed on heat pumps.		N/A	N/A		
403.4.1 MR	Circulating hot water systems have auto. or accessible manual controls.		N/A	N/A		
403.5.1 MR	All mech. vent. system fans not part of tested & listed HVAC equipment meet efficacy and air flow requirements.		N/A	N/A		
404.1	75% lamps in permanent					

This Energy Verification Sheet is based on DOE's Store and Score spreadsheets and was adapted to fit the 2013 DC Energy Concervation Code. This verification sheet does not replace the 2013 DC ECC or 2012 IECC and is included for DCRA to verify significant requirements during permitting and inspection. The project team shall design and install the building to the full energy code, which may or may not be inclusive of all included components. The project team shall also include this document into their drawings and fill it in for low-rise residential projects completing Level 3 Alterations or new construction. Elements that are not applicable to the scope of work shall be marked "N/A" in the "Designer Identified Drawing Page #" column. Elements that are applicable shall be marked with the relevant page number where the item is specified in the drawings. Projects using the Performance Path need to fill in only the hatched, mandatory rows. Other Compliance Approaches require filling in all rows. Completion of this page does not absolve project teams from providing other energy verification documentation.

Drojaat dagumanta	A. All footings shall comply with IRC §R403.	compacted
Project documents. A. Types of documents. 1. Large-format drawing sheets bearing the name of the Architect and Project, and the notation (Construction Cott) and the notation	 B. All footings shall be carried to a minimum of 12" into undisturbed, original soil or controlled gravel fill. C. Bottom of exterior footings shall be minimum of 24" below finished exterior grade. 	
 "Construction Set" or "Revision [#]". Sheets bearing the notations, "Permit Set", "Not for Construction", "Preliminary", "Pricing", or "Schematic" shall not be used for construction. Specifications bearing the notation, "Construction Specifications". Preliminary and other specifications shall not be used for construction. Supplemental drawing sheets bearing the name of the Architect, Project, and the notation "SK-[#]". Supplemental drawing sheets bearing the Project Documents as they are issued. 	 D. Footings shall step when required, at a maximum slope of one unit vertically to two units how the horizontal distance between steps shall not be less than 16". E. Utility lines passing under footing shall be protected with concrete cover 9" minimum at side of lines and up to bottom of wall or footing structure. 3. Minimum cover of reinforcing steel. A. Slabs and walls at faces not exposed to weather: 1 1/2" 	
 Schedules of finishes, fixtures, doors, windows, and other manufactured products, which may be issued as part of any of the above documents. Any work done from out of date documents will be solely at the Contractor's risk and expense. Inconsistencies. 	 B. Columns and bottoms and sides of beams: 1 1/2" C. Bottoms of slabs poured on vapor barrier: 1 1/2" D. All members exposed to weather or backfill: 1 1/2" E. Footings and all members placed against earth 3" 	
 Any inconsistencies found between the drawings and existing conditions, or among the drawings, or between the drawings and the specifications, shall be reported to the Architect. The Contractor shall not perform any work affected in any manner by the inconsistencies until the Architect has clarified the information. Any work done without such clarification will be solely at the Contractor's risk and 	 4. Slabs. A. Concrete slabs-on-grade to be a minimum of 4" thick, reinforced with 6x6-10/10 welded wir placed over a minimum of 4" gravel, IRC §R506.1. B. Interior slabs to have 6 mil polyethylene vapor barrier beneath concrete. 	e fabric,
 expense. The Architect will resolve the inconsistencies in a timely manner. C. Project Document Precedence. 1. In the event of conflicting information within the project documents, the following precedence order shall be followed. a. Specifications b. Drawings at larger scale 	 5. Miscellaneous. A. The Contractor is responsible for providing necessary inserts, sleeves, clips and anchors a miscellaneous devices as may be required for construction. Dimensions and locations of th shall be verified before concrete is placed. 04 Masonry 	nd S H O O U
 c. Drawings at angler scale c. Drawings at smaller scale 2. Where construction documents specify more stringent requirements than building code minimums, construction document requirements shall govern. Dimensions. 	 1. Structural masonry construction shall comply with IRC §R606. 2. Masonry Veneer. A. Masonry veneer construction shall comply with IRC §R703.7-8. B. Weepholes: Maximum weephole spacing shall be 33" OC, and minimum diameter shall be 	3/16". □ □ □ □ □ □ □ □ □ □ □ □ □ □ □ □ □ □ □
 A. Columns are dimensioned to centerline. B. Wood framing is dimensioned to face of framing. C. Concrete and masonry are dimensioned to face of material. D. Openings are dimensioned to centerline, UNO. See door and window schedules for rough openings and masonry openings if applicable. 	 Weepholes. Maximum weephole spacing shall be 30°CC, and minimum dameter shall be Weepholes shall be located directly above the flashing, IRC §R703.7.6. C. Flashing shall comply with IRC §R703.8. D. Masonry Ties: Corrugated, hot-dipped galvanized, at maximum 16" OC horizontal and 24" 3. Concrete masonry to have a minimum prism strength of 1000 PSI. 4. Masonry mortar to conform to ASTM C270 Type S for foundation walls and Type N elsewhere. 	C vertical.
 Existing conditions. A. All existing conditions, materials, dimensions and elevations shall be verified by the Contractor prior to beginning work. B. Extreme care and safety measures must be taken by the General Contractor so as not to damage the 	05 Metal 1. Structural Steel. A. Structural Steel to have a minimum yield strength of 36 ksi per ASTM A36.	C O C O C O C O C O C O C O C O C O C O
 existing structure in any way. Any damage to the existing structure resulting from construction work shall be the sole responsibility of the Contractor. Codes and standards. A. International Residential Code for One- and Two-Family Dwellings, 2012 Edition, as amended by The District of Columbia. 	 B. All steel columns: 3" std pipe sch 40 with 4" long cap, UNO C. Use only E70XX welding rod. D. Steel Lintels: At masonry openings, provide one angle for each 4" of masonry wall as follow Width up to 3'-5": L3 1/2 x 3 1/2 x 1/4 (5/16 for exterior) 3'-6" to 5'-11": L4 x 3 1/2 x 5/16 	
 B. Concrete: ACI 318, Building Code Requirements for Structural Concrete and Commentary, latest edition, of the American Concrete Institute. C. Structural Steel: Code of Standard Practice for Steel Buildings and Bridges, March latest edition, of the American Institute of Steel Construction. 	 6'-0" to 7'-11": L6 x 3 1/2 x 5/16 Greater than 7'-11" Design required. Reinforcing Steel. Reinforcing steel to be ASTM A615 Grade 60. 	O X S
 D. Welding: Structural Welding Code – Steel, latest edition, of the American Welding Society. E. Masonry: ACI530/ASCE 5/TMS 402 F. Wood Framing: National Design Specification for Stress-Grade Lumber and Its Fastenings" of the National Forest Products Association, latest edition. Design Loads. 	 B. Welded wire fabric shall conform to ASTM A185-85. Lap the edges of wire fabric at least of each direction. All slabs on grade shall have a minimum of one layer of 6x6 – 10/10welded mid-depth, UNO. C. 3. Flashing. 	ne cell width in $ au$
A. Live loads. 1. Roofs: 30 PSF 2. Sleeping Rooms: 30 PSF 3. Rooms other than Sleeping: 40 PSF	 A. Provide metal flashing at all window heads, horizontal window stops, windowsills, at the bo cavity walls and at all other locations recommended by SMACNA. 4. See Architectural drawings for additional miscellaneous metal not shown in structural drawings. 	tom of all
 3. Hooms other than Sleeping: 40 PSF B. Dead loads: Minimum design dead weight of superimposed building materials in accordance with table A1 of the Minimum Design Loads for Building and Other Structures, ANSI A58.1-82. C. Wind Speed: 90 MPH. D. Seismic design category: B. 	06 Wood & Plastic 2. Framing A. General 1. Stud Walls	CT OF CO,
 D. Seismic design category: B. Design Code Notes. A. Ceiling Heights: Habitat rooms, hallways, corridors, bathrooms, toilet rooms, laundry rooms and basements shall have a ceiling height of no less than 7'-0". The required height shall be measured from the finish 	 Stud Walls Spacing: Maximum stud spacing shall be 16" OC. Plates: All stud bearing walls to be provided with 2 continuous top plates an continuous bottom plate. Splices of top plate shall occur over stud. Splices plates shall be staggered a minimum of 4'-0". When the top plate of any loa 	in the top $(\gtrsim 1/4)$ $(\simeq 0.00)$
floor to the lowest projection from the ceiling, IRC sec. R305. Exceptions: 1) Beams and girders spaced not less that 48" on center may project not more than 6" below the required ceiling height. 2) Not more than 50% of the floor area of a room or space is permitted to have a sloped ceiling less than 7'-0" in height.	is cut more than 50% of its width, a galvanized metal tie must be used in co IRC §R602.6.1. c. Posts d. Bridging: Provide horizontal bridging at mid-height of wall, UNO. Stucco wal	ARC101287
 Any floor area having less than 5'-0" of ceiling height shall not be considered part of the room area and shall not be allowed to have any permanent fixtures or furnishings such as, but not limited to, bathtubs, showers, water closets, sinks, cabinets, counters, and shelves. B. Garage floor shall be at least 4" below the adjacent dwelling floor, or a permanent noncombustible liquid- 	bridging at each sheathing joint. e. Headers: All framed openings in bearing walls shall have headers as follow • 2x4 stud walls: (2)2x8s • 2x6 stud walls: (3)2x6s	
 tight curb, at least 4" high, shall be on the garage side. Garage shall be provided with minimum 1/2" drywall. A solid wood door 1-3/8" thick or a 20-minute fire-rated door is required, IRC §R309. C. Egress openings. 1. Every sleeping room and every habitable room shall have at least one operable window or exterior 	f. Holes and notches: Holes bored in single bearing wall studs shall not excee width. Holes bored in double bearing wall studs shall not exceed 60% of the No more than two consecutive studs may be doubled and so bored. Notche wall studs shall not exceed 25% of stud width. Holes and notches shall not	d 40% of stud stud width. s in bearing
door opening for emergency escape and rescue. Openings shall have a sill height of not more than 44" above the floor. All emergency escape and rescue openings shall have a minimum net clear opening of 5.7 sq.ft., a minimum net clear opening width of 20", and a minimum net clear opening height of 24", IRC §R310.	stud cross-section. Holes must be at least 5/8" from either stud edge. IRC§6 g. Fireblocking: Shall comply with IRC §R602.8. h. Bracing: Shall comply with IRC §R602.10. 2. Perimeter walls	
 All egress doors and windows shall be readily openable from the side from which egress is to be made without the use of a key or special knowledge or effort, IRC §R311.2. Stairs. Stairs shall comply with IRC §R314, and handrails shall comply with IRC §R315. 	 a. Continuously sheathed w/ 15/32" APA Rated sheathing per section 602.10. in accordance with method 3 of section 602.10.3 or designed using the wind General / Design Loads above. 3. Freestanding Posts 	I load in
 Treads and risers shall comply with IRC §R314.2, as ammended by The District of Columbia: a. Tread:10" min. b. Riser: 7 3/4" max. 	 a. 4. Joist Decks a. Blocking: Shall comply with IRC §502.7.1. b. Openings: Shall comply with IRC §502.10. 	20007 20007
 c. Open risers shall not permit the passage of a 4" diameter sphere. 3. Headroom: Minimum headroom in stairways shall be 6'-8", as described in IRC §R314.3. 4. Under-stair protection: Accessible space under stairs shall finished with 1/2" GWB to comply IRC §R314.8. 5. Handrails shall have a minimum height of 34" and a maximum height of 38" measured from the 	 c. Holes and notches in nominal dimension lumber. Notching depth in the top or bottom of the joists and beams shall not e sixth the depth of the members and shall not be located in the middle of span (including birds-mouth cuts) 	xceed one- one-third of the
nosing of the treads, IRC §R315.1 6. Illumination: Interior and exterior stairways shall be illuminated in compliance with IRC §R303.4. E. Guard railings: 1. Where required: Porches, balconies or raised floor surfaces located more than 30" above the floor	 Notch depth at the ends of members shall not exceed 1/4 the depth of The tension side of beams, joists and rafters of four inches or greater thickness shall not be notched, except at the ends of members. Holes bored or cut into joists shall not be closer than 2" to the top or bo 	the members. nominal ptom of the the joists.
or grade below and retaining walls with a difference in grade level on either side of the wall exceeding 4 ft. and within 2 ft. of a walk, path, parking lot or driveway on the high side shall have guards not less than 36" in height. Open sides of stairs with a total rise of more than 30" above the floor or grade below shall have guards not less than 34" in height, IRC Sec. R316.	joists. The diameter of the hole shall not exceed one-third the depth o b. Holes and notches in manufactured lumber or joists: Shall comply with Man specifications. c. Two layers of sheathing shall to be used under all tile and stone floors. Join	ufacturers' $\bigcup_{i=1}^{i}$
2. Opening limitations: Required guards as described above shall have intermediate balusters that do not allow the passage of a 4" diameter sphere. Required guards shall not be constructed with horizontal rails or other pattern that results in a ladder effect, IRC §R316.2. Exception: Triangular openings formed by the riser, tread, and bottom rail of a guard at the open side of a stairway are news to be a forward or a stairway are supported to be a forward.	 staggered. d. Draftstopping: Shall comply with IRC §R502.12. e. Fireblocking: Shall comply with IRC §502.13. f. When the floor framing is less than 36" from the ground, a framing inspection was the price to be interview. 	n must be $0 \geq$
permitted to be of such a size that a 6" diameter sphere cannot pass through. F. Smoke Alarms. 1. Smoke alarms shall, at a minimum, be placed in the following locations. a. Each sleeping room. b. Outside of each separate sleeping area in the immediate vicinity of the bedrooms.	requested prior to installing any flooring materials. 5. Roofs a. Rafters: 2x10, UNO. b. Prefabricated roof trusses to be engineered, fabricated, and erected in acco Prefabricated roof trusses to be engineered, fabricated, and erected in acco	rdance with
 c. On each additional story, in compliance with IRC §R317.1. 2. Interconnection: All smoke alarms in the dwelling shall be interconnected so that activation of one activates all the others, IRC §R317.1. 	IRC §802.10, ANSI/TPI 1, and Manufacturer's specifications. c. All roof trusses to be further attached to wall top plate with Simpson H1 huri 6. Use pressure-preservative-treated wood for nailers, blocking, sleepers, plates, ground framing in contact with exterior masonry walls, concrete, slabs-on-grade, and elsewhe indicated or required.	icane clips.
 Power source: Smoke alarms shall be hard-wired, with battery backup, IRC §R317.2. Low voltage heat or smoke detection systems require a permit from the Department of Fire and Rescue Services. Automatic sprinkler systems: IRC §R317.3. Foundations. 	 Materials 4. Lumber: All lumber shall be No. 2 SPF, shall have the following minimum properties: a. Bending stress "Fb" = 1000 psi for single member use 	32
 Concrete and masonry foundation walls shall comply with IRC R404.1. Walls shall be capable of supporting lateral of 40 pcf/foot of depth below grade. Foundation concrete shall comply with IRC §R402.2. Height of walls: Concrete and masonry foundation walls shall extend above the finished grade adjustment to the foundation the intervent of the walls. 	 b. Bending stress "Fb" = 1150 psi for repetitive member use c. Horizontal shear "Fv" = 70 psi d. Compression perpendicular to grain "Fc" = 335 psi e. Compression parallel to grain "Fc^" = 1300 psi f. Modulus of elasticity "E" = 1,300,000 psi 	
 adjacent to the foundation at all points a minimum of 4" where masonry veneer is used and a minimum of 6" elsewhere, IRC §R404.1.6 4. Wood sill plates: Wood sill plates shall be pressure-preservative-treated. The minimum width shall be the width of the studs of the frame wall directly above. Sill plates shall be anchored to the foundation with eacher better an environment of the grame and a environment of 10" of 0.0" and a better the stude of the frame wall directly above. Sill plates shall be anchored to the foundation with eacher better an environment of 10" of 0.0" and about a better the stude of the frame wall directly above. Sill plates shall be anchored to the foundation with eacher better an environment of 10" of 0.0" and about a better the stude of the frame and the stude of the stude of the stude of the frame and the stude of the stud	 Laminated Veneer Lumber (LVL) shall have the following minimum properties: a. Bending stress "Fb" = 2850 psi b. Horizontal shear "Fv" = 285 psi 	
 foundation with anchor bolts or approved straps spaced a maximum of 4'-0" OC, and shall also be located within 12" from the ends of each plate section. Bolts shall be at least 1/2" diameter and shall extend a minimum of 7" into masonry or concrete. IRC §R403.1.6 H. Crawlspaces. 1. Crawlspaces (or "Under-Floor Space") shall comply with IRC §R408. 	 c. Modulus of elasticity "E" = 1,900,000 psi 6. Plywood. a. Bearing grade/trademark of the American Plywood Association. Span rating to suit stud or joist spacing indicated. b. Wall sheathing: APA rated 1/2" plywood. 	as required
 Crawlspaces (or "Under-Floor Space") shall comply with IRC §R408. Ventilation. a. Minimum net area of ventilation openings shall not be less than 1 square foot per 150 sf of crawlspace area. b. One ventilating opening shall be within 3'-0" of each building corner. 	 c. Floor sheathing: APA rated 3/4" "Studd-I-Floor" plywood, glued and nailed to d. Roof sheathing: APA rated 5/8" plywood. 7. Joist and beam hangers shall be sized and installed per manufacturers' specifications D. Execution. 	•
 Access: An access opening at least 18" x 24" shall be provided for the crawlspace, IRC §R408.3. All untreated lumber shall be minimum 18" above finished grade, and shall comply with IRC §R323. Roofs. Roof loads shall be transmitted to foundation. 	 All wood blocking, nailers, etc., shall be attached to steel or concrete framing with pov fasteners or 3/8" diameter bolts, unless otherwise noted. Fasteners shall be spaced a maximum OC and shall be staggered. Fasteners shall have minimum capacity of 100 shear and pullout UNO. 	t 24"
 Roof assemblies shall comply with IRC Chapter 9. Roof ventilation and attic access shall comply with IRC §R806 and §R807. J. Fireplaces, flues, and chimneys. Chimneys and fireplaces shall comply with IRC Chapter 10 and Fig. R1003.1. Flue sizes shall be 	07 Thermal & Moisture Protection 1. Run exterior perimeter foundation drains to daylight. 2. Provide rubber membrane ('Wintergard' by Certainteed) under all roofs where slopes are less than	with all laws and regulations of the District o Columbia. I have personally prepared, or direct supervised the development of, the architectu
 determined in accordance with Fig. R1001.12.2 Clearance to combustible materials. a. Masonry chimneys located within the exterior walls of the building shall have a minimum air space clearance to combustibles of 2". Chimneys located entirely outside the exterior 	 Exterior foundation walls that retain earth and habitable or usable spaces located below grade sha waterproofed with a membrane extending from the top of the footing to the finished grade, IRC § Mechanical 	ll be
 walls of the building, including chimneys that pass through the soffit or cornice, shall have a minimum air space clearance of 1." The air space shall not be filled, except to provide fireblocking in accordance with IRC §R602.8 and §R1001.15. b. All wood beams, joists, studs and other combustible material shall have a clearance of not 	 Heating, Ventilation, and Air Conditioning (HVAC) A. HVAC design, equipment, and installation shall comply with IRC Part V – Mechanical. B. Ventilation. 1. Bathrooms without windows shall be vented to the outside of the building, IRC sec. R3 	Code Notes
 an wood beams, jobs, stads and sides of masonry fireplaces and not less than 4" from the back faces of masonry fireplaces, IRC §R1003.12 Ventilation: Factory-built or masonry fireplaces shall be equipped with an exterior air supply to assure proper fuel combustion, unless the room is mechanically ventilated and controlled so that the 	 Data forms without withows shall be verified to the outside of the building, into sec. It is clothes dryer exhaust. a. Clothes dryer exhaust systems shall be independent of all other systems ar vented to the exterior of the building; flexible transition duct connectors shall concealed within the walls or ceiling, IRC § M1501.1. 	d shall be
 K. Swimming pools. All residential swimming pools shall comply with IRC Appendix G, and Article 680 of the National Electric Code. 	 b. The maximum length of a clothes dryer exhaust duct not exceed 25' from the location to the wall or roof termination. The maximum length of the duct sha 2.5' for each 45-degree bend and 5' for each 90-degree bend, IRC §M1501 2. Plumbing: Plumbing design, equipment, and installation shall comply with IRC Part VII – Plumbing. 	all be reduced
 Swimming pool areas shall be fenced in compliance with IRC §AG105, as amended by Montgomery County Executive Regulation. The minimum barrier height shall be 5'-0". Miscellaneous. Energy efficiency: All dwellings shall comply with IRC Chapter 11, Energy Efficiency. Exception: 1- 	16 Electrical: Electrical design, equipment, and installation shall comply with IRC Part VIII – Electrical.	
 Energy enictency. An dwellings shall comply with RC Chapter 11, Energy Eniciency. Exception: 1- story additions of 200 sf or less. Radon: Radon venting is required and shall be installed per IRC Appendix F (Radon Control Methods). Safety glass: Glass in doors, side lights, tub and shower enclosures, and skylights shall be safety 		
 Safety glass: Glass in doors, side lights, tub and shower enclosures, and skylights shall be safety glass, IRC §R308.4. Manufactured parts: All manufactured parts to be installed according to Manufacturers' specifications. Work 		
Work Soil. A. Soil bearing capacity minimum requirement: 2000 PSF UNO. B. Assumed soil equivalent fluid pressure: 40 PSF. Drainage.		
 A. Lot drainage shall comply with IRC §R401.2 B. Foundation drainage shall comply with IRC §R405.1 Fill. A. Unless otherwise determined by soil engineer, all fill under paving and slab shall be graded mixtures of 		
A. Others otherwise determined by soil engineer, an in the paying and stab shall be graded mixtures of sand and gravel, well-compacted by appropriate types of compaction equipment in successive layers not greater than 6" thick, to a density not less than 95% of the maximum density at optimum moisture content		
determined by ASTMD-698, the standard Proctor method. Fill material shall be free from organic		
 determined by ASTMD-698, the standard Proctor method. Fill material shall be free from organic material, trash, muck, concrete, asphalt or other deleterious substances. Prior to placing fill, the existing surface shall be cleared of all refuse or organic material. B. Basement wall shall not be backfilled until the first floor framing is in place and the walls have been braced, IRC §R404.1.7 C. Maximum unbalanced fill for foundation walls shall comply with IRC Tables §R404.1.1 (1) through (4). 		

Product Features

Styles

Traditional, Push Out and Mission® options. Standard Features Natural, clear Douglas Fir interior (no visible finger joints)

- 4 9/16" (116 mm) jamb construction
- Roto gear operator and concealed sash locks
- Flexible continuous weatherstrip system
- Insect screens Metal handle, cover and locks

Hardware

Multiple hardware type and finish choices are available. See the Hardware in section A for more information



Standard O Optional Finish Options: Refer to Section A.

B2 | Technical Guide Casement Windows

Detail

Head & Sill Detail





Casement Window Detail

Head & Sill Detail











Note: • Other jamb widths available. • All dimensions to have +/- 1/16" (2mm) tolerance.

B16 | Technical Guide Casement Windows



Loewen Windows Technical Information

• LowE insulated glazing with 1/2" (13 mm) airspace

• Extruded aluminum cladding in a variety of standard colors, primed wood or clear fir exterior

2" clad frame extension, Nose & Cove, Adams, Williamsburg and Kerf.

Glazing

2" (51 mm)

Casing

Metal Clad Color Spectrum

1 1/8" (30 mm), 2" (51 mm)

All Palette colors, including anodized finishes. Available in Cyprium Collection.

LowE Double, LowE Triple, Tranquility® and StormForce™.

Ogee Profile - 3/4" (19 mm), 1 1/8" (30 mm), 2" (51 mm)

Putty Profile - 5/8" (16 mm), 7/8" (22 mm), 1 1/8" (30 mm),

Square Profile (interior only) - 3/4" (19 mm), 7/8" (22 mm),

Wood: 2" (51 mm) Brickmould, 3 1/2" (89 mm) Flat,

Metal Clad: 2" (51 mm) Brickmould, 3 1/2" (89 mm) Flat,

5 1/2" (139 mm) Flat, Adams and Williamsburg.

StormForce is not available on all products.

Simulated Divided Lites (SDL)





VARIABLE



Traditional Mission[®] French Push Out Casement Casement Casement Casemen

TAITABLEO				
Function				
Use for Egress	•	•	•	•
Available with Screen	•	•	•	•
Concealed Hardware	•	•	•	
Durability				
Low Maintenance Metal Clad Exterior	•	٠	•	•
Clear Douglas Fir Exterior Finish	0	0	0	0
Clear Mahogany Exterior Finish	0	0	0	0
Primed Exterior Finish	0	0	0	0
Cyprium Collection	0			0
Performance				
LowE Double	•	•	•	•
LowE Triple	0	0	0	0
StormForce™	0	0		•
Appearance				

SDL 0 0 0 0

Push Out Casement Window



Note: • Other jamb widths available. • All dimensions to have +/- 1/16" (2mm) tolerance.

Casement Windows Technical Guide | B17

Specifications

Standards

Most units have been tested by an independent laboratory for air and water infiltration, structural performance, and thermal performance requirements.

Frame & Sash

Manufactured from Coastal Douglas Fir kiln-dried lumber with frame construction designed for 4 9/16" (116 mm) jamb. All wood exterior components are factory primed unless specified as clear exterior. Minor scratches or abrasions in the wood surface or primer are not considered defects.

Alternate Species

The entire Loewen product line is also available in optional Mahogany.

Preservative Treated

All wood parts are dipped in approved preservative.

Glazing

With countless glazing configurations and LowE coating options, we ensure that you can choose the perfect blend of Screen protection and comfort.

Insulating Glass

Double or triple glass configurations with 1/2" (13 mm) airspace.

LowE Systems

LowE best describes the benefits of the product that incorporates glazing coatings and Argon gas. LowE systems help reduce heating and cooling costs, providing superior energy efficiency.

Simulated Divided Lites (SDL)

Standard SDL complete with airspace grilles, where

and exterior.

finishes. See section A.

Hardware Option Operator and sash locks are available in a variety of

Visit the Loewen Photo Gallery online at www.loewen.com for a large collection of Loewen product and elevation photography. Numerous custom window configuration opportunities exist - please contact your Authorized Loewen Dealer. Specifications and technical information are subject to change without notice. Imperial and metric measurements are converted accurately. However, in some cases, industry standards cause a 1 mm variance. (Example: 3/4" is shown as 19 mm for all glass measurements.) Cad Download: www.loewen.com/architect | Installation Instructions: www.loewen.com

Metal Cladding

complete with integral metal nailing flange.

Hardware

Standard Casement sash opens out to nearly 90 degrees for ease of cleaning. The roto gear operator will hold the sash at any position in its operating radius. The sash is supported by concealed heavy-duty hinges. All steel components are coated for superior corrosion protection.

Double Weatherstrip

The combination of a continuous, flexible foam weatherstrip and a flexible automotive type bulb weatherstrip ensures maximum energy efficiency and protection against air and

water infiltration.

on Push Out models only. Egress

available. Grille bars are permanently applied to the interior for more details.

Heavy duty exterior metal cladding comprised of extruded aluminum is available in a variety of Palette colors, including anodized and Cyprium (copper and bronze cladding). Interior of window can be natural wood (unfinished) or primed. Metal clad units are supplied ready-to-install

Screens available in bronze, linen, Tuscany brown, brushed aluminum or black aluminum frame, screened with antiglare fiberglass cloth. Wood-framed screens and High Transparency mesh available. Optional Retractable Screen and Swinging Screen available. Swinging Screen available

Consult local building codes for confirmation of size requirements for your area. Special egress hardware is available for Casement windows, which enables some sizes to meet egress codes, eliminating the need to go to the next larger size window. Consult your Authorized Loewen Dealer

Casement Windows Technical Guide | B3









3234 N ST. NW - VIEW FROM STREET



3234 N ST. NW - EXISTING LANDING AND AREAWAY



3234 N ST. NW - EXISTING FRONT FACADE, LEFT SIDE



3234 N ST. NW - VIEW FROM SIDEWALK



3234 N ST. NW - VIEW OF PARKING COURT



3234 N ST. NW - EXISTING FRONT FACADE, CENTER





<u>GENERAL</u>							
	RACTOR SHALL PROVIDE TEMPORARY SH DISTRICT OF COLUMBIA AND HIRED BY T						
2. ALL S	STRUCTURAL WORK SHALL BE COORDINA FIED BY THE DISTRICT OF COLUMBIA DCI	TED WITH	ARCHITECTURAL AND MECHANICAL DR				
3. DIMEN	ISIONS AND ELEVATIONS OF EXISTING CO	ONSTRUCT	ION GIVEN IN STRUCTURAL DRAWINGS				
DISCF	REPANCIES BETWEEN ACTUAL CONDITIONS	AND TH	OSE SHOWN IN THE CONTRACT DOCU	MENTS SHA	ALL BE REPORTED TO THE ARCHITECT F	OR EVALU	ATION BEFORE THE AFFECTED
DIMEN	SIONS OR GATHER ANY INFORMATION TH	HAT IS NO	DT SPECIFICALLY LABELED OR OTHERW	ISE DENO	TED IN PLAN, SECTION, OR DETAIL. DUF		
	DT ACCEPTABLE. THIS INCLUDES ANNOTA	IED HARL	-CUPIES AND DIRECT REUSE OF ELE	CIRUNIC F	ILES.		
FOUNDATIO							
MARC	NING FOUNDATIONS SHALL BEAR ON UND H 28, 2016 AND SUPPLEMENTAL REPOR						
	H ALL FOOTING EXCAVATIONS BY HAND.						
	ITERSECTIONS BETWEEN NEW AND EXISTI IOT PLACE FILL AGAINST FOUNDATION WA						
	AND BACKFILL MATERIAL— CLEAN RUN C EXTERIOR FOOTINGS SHALL BE PLACED /			GANIC MATE	ERIALS.		
CAST-IN-	-PLACE CONCRETE						
-	CONCRETE SHALL ATTAIN A MINIMUM COI	NPRESSIV	E STRENGTH OF 3500 PSI AT 28 DA`	'S. SLUMP	SHALL BE 4" FOR SLABS ON GRADE A	ND 5" F	OR ALL OTHER CONCRETE.
2. SLABS	S ON GRADE SHALL BE 4" CONCRETE R FOUNDATION CONCRETE AND GARAGE FLO	EINFORCE	D WITH WWF6x6-W1.4xW1.4 ON 10 N	/IL. POLY.	VAPOR BARRIER ON 4" CRUSHED STON	E, U.N.O.	
	ORCING STEEL SHALL BE DEFORMED BA						
5. WELD	ED WIRE FABRIC (WWF) SHALL CONFORM RETE WORK SHALL BE DESIGNED, REINF					01 °CDE	
PRAC	TICES CONTAINED THEREIN SHALL BE CO	NSIDEREI	D MANDATORY FOR THIS PROJECT.				
8. COOR	IDE MINIMUM TEMPERATURE REINFORCEM	ENINGS A	ND PIPE SLEEVES WITH ARCHITECTURA				
S	IDE CLEARANCE FROM FACE OF CONCRE SLABS: 3/4"	IE IO RI	LINFORCEMENT AS FOLLOWS:				
F	EAMS, COLUMNS: 1 1/2" OOTINGS: 3"						
11	NTERIOR WALLS: 3/4"		1 1/2" FOR #5 OR SMALLER				
	GROUT SHALL BE NON—SHRINK WITH A SS SPECIFICALLY WAIVED BY ENGINEER (CONCRETE MIXES AT ALL CAST-IN-PLA	CE CONCE	RETE SHALL BE 10% MINIMUN
FOLL	DWING: GROUND GRANULATED BLAST FUR RE CONCRETE IS PLACED AGAINST AND E	NACE SL	AG (GGBFS) OR FLY ASH.				
AND	FREE OF LAITANCE AND SHALL BE ROUG	GHENED 1	O A FULL AMPLITUDE OF APPROXIMA	TELY 1/4"			,
<u>CONCRETE</u>	MASONRY WORK						
	CONCRETE MASONRY WORK SHALL CONF – LOCALLY APPROVED EDITION).	ORM TO	THE "NATIONAL CONCRETE MASONRY A	SSOCIATIO	N SPECIFICATIONS," (LOCALLY APPROVED	EDITION)	AND THE MASONRY STANDA
2. FILL	ALL VOIDS SOLID IN PIERS AND DIRECTL RE A WOOD POST OR PIPE COLUMN BEA						
4. MORT	AR SHALL BE ASTM C270, TYPE S FOR	ALL WOF	RK.			ENTERED	UN THE PUST OR PIPE COLO
6. UNLE	NET AREA COMPRESSIVE STRENGTH OF I SS NOTED OTHERWISE, ALL GROUT SHAL	L BE CO	ARSE-TYPE, SHALL MEET ASTM C476-			CEED f'm (OR 2000 PSI, WHICHEVER IS
8. HORIZ	RE GROUTED CELLS DO NOT EXCEED 4"). 9 GAU	GE TRUSS-TYPE DUR-O-WAL OR EQ	JAL, SPAC	ED @ 16" O.C. VERTICALLY AND ABOVE	ALL LINT	ELS.
	IDE FABRICATED CORNER SECTIONS AT A BLOCK DIMENSIONS INDICATED ON STRUC						
			STANDARD ABBREVIATIONS				
ADD'L	ADDITIONAL	DWL	DOWEL	LLH	LONG LEG HORIZONTAL	R.O.	ROUGH OPENING
ADJ.	ADJACENT	(E)	EXISTING MEMBER OR DIMENSION EXISTING	LLV LSL	LONG LEG VERTICAL LAMINATED STRAND LUMBER	SCHED. SECT.	SCHEDULE SECTION
A/E ALT.		EXIST. EA.	EACH	LVL	LAMINATED VENEER LUMBER	SIM.	SIMILAR
APC	ANTHONY POWER COLUMN	E/	EDGE OF	L–W L.P.	LONG WAY LOW POINT	S.I.F. S.O.G	STEP IN FOOTING SLAB ON GRADE
APPROX ARCH.	. APPROXIMATE ARCHITECTURAL/ARCHITECT	E.A. E.J.	EACH FACE EXPANSION JOINT	L.P. L.W.	LIGHT WEIGHT	S.U.G SPEC.	SPECIFICATION
аксн. В.О.	BOTTOM OF	E.L.	ELEVATION	MAX.	MAXIMUM	SQR.	SQUARE
BLDG.	BUILDING	EMBED.	EMBEDMENT	MECH. MEP	MECHANICAL MECHANICAL, ELECTRICAL, PLUMBING &	S.S. k STD.	STAINLESS STEEL STANDARD
BM BOT.	BEAM BOTTOM	ENGR E.O.R.	ENGINEER ENGINEER OF RECORD		F.P.	STIFF.	STIFFENER
BRG	BEARING	EQ.	EQUAL	MFR. MIN.	MANUFACTURER MINIMUM	STIR. STL.	STIRRUP STEEL
BSMT CANT.	BASEMENT CANTILEVERED	E.S.	EACH SIDE	MISC.			SQUARE
(C.E.)		EXT.	EXIERIUR	WI150.	MISCELLANEOUS	SQR.	e der inte
CFS	CONCRETE ENCASED MEMBER	EXT. E.W.	EXTERIOR EACH WAY	М.О.	MASONRY OPENING	S-W	SHORT WAY
	CONCRETE ENCASED MEMBER COLD FORMED STEEL	E.W. FNDN	EACH WAY FOUNDATION				
C.I. C.I.P.	CONCRETE ENCASED MEMBER COLD FORMED STEEL CAST IRON	E.W.	EACH WAY	M.O. N.F. N.I.C. NO.	MASONRY OPENING NEAR FACE NOT IN CONTRACT NUMBER	S-W SYM. T.C. T.O.	SHORT WAY SYMMETRICAL TERRA COTTA TOP OF
C.I.P. C.J.	CONCRETE ENCASED MEMBER COLD FORMED STEEL CAST IRON CAST IN PLACE CONTROL JOINT	E.W. FNDN FIN. FLR. FRMG	EACH WAY FOUNDATION FINISH FLOOR FRAMING	M.O. N.F. N.I.C.	MASONRY OPENING NEAR FACE NOT IN CONTRACT	S-W SYM. T.C.	SHORT WAY SYMMETRICAL TERRA COTTA
C.I.P. C.J. CLG	CONCRETE ENCASED MEMBER COLD FORMED STEEL CAST IRON CAST IN PLACE CONTROL JOINT CEILING	E.W. FNDN FIN. FLR.	EACH WAY FOUNDATION FINISH FLOOR	M.O. N.F. NO. NOM. N.S. N.T.S.	MASONRY OPENING NEAR FACE NOT IN CONTRACT NUMBER NOMINAL NEAR SIDE NOT TO SCALE	S-W SYM. T.C. T.O. T&B TEMP. T&G	SHORT WAY SYMMETRICAL TERRA COTTA TOP OF TOP AND BOTTOM TEMPORARY TOUNGE AND GROOVE
C.I.P. C.J. CLG CLR CMU	CONCRETE ENCASED MEMBER COLD FORMED STEEL CAST IRON CAST IN PLACE CONTROL JOINT CEILING CLEAR CONCRETE MASONRY UNIT	E.W. FNDN FIN. FLR. FRMG F.S. FTG F.P.	EACH WAY FOUNDATION FINISH FLOOR FRAMING FAR SIDE FOOTING FIRE PROTECTION	M.O. N.F. NO. NOM. N.S. N.T.S. O.C.	MASONRY OPENING NEAR FACE NOT IN CONTRACT NUMBER NOMINAL NEAR SIDE NOT TO SCALE ON CENTER	S-W SYM. T.C. T.O. T&B TEMP. T&G THK.	SHORT WAY SYMMETRICAL TERRA COTTA TOP OF TOP AND BOTTOM TEMPORARY TOUNGE AND GROOVE THICK(NESS)
C.I.P. C.J. CLG CLR CMU COL.	CONCRETE ENCASED MEMBER COLD FORMED STEEL CAST IRON CAST IN PLACE CONTROL JOINT CEILING CLEAR CONCRETE MASONRY UNIT COLUMN	E.W. FNDN FIN. FLR. FRMG F.S. FTG	EACH WAY FOUNDATION FINISH FLOOR FRAMING FAR SIDE FOOTING	M.O. N.F. NO. NOM. N.S. N.T.S. O.C. O.D. O.F.	MASONRY OPENING NEAR FACE NOT IN CONTRACT NUMBER NOMINAL NEAR SIDE NOT TO SCALE ON CENTER OUTSIDE DIAMETER OUTSIDE FACE	S-W SYM. T.C. T.O. T&B TEMP. T&G	SHORT WAY SYMMETRICAL TERRA COTTA TOP OF TOP AND BOTTOM TEMPORARY TOUNGE AND GROOVE
C.I.P. C.J. CLG CLR CMU COL. CONC.	CONCRETE ENCASED MEMBER COLD FORMED STEEL CAST IRON CAST IN PLACE CONTROL JOINT CEILING CLEAR CONCRETE MASONRY UNIT COLUMN CONCRETE COORDINATE	E.W. FNDN FIN. FLR. FRMG F.S. FTG F.P. F.W. GA. GALV.	EACH WAY FOUNDATION FINISH FLOOR FRAMING FAR SIDE FOOTING FIRE PROTECTION FLAT WISE GAUGE GALVANIZE	M.O. N.F. NO. NOM. N.S. N.T.S. O.C. O.D. O.F. OPNG.	MASONRY OPENING NEAR FACE NOT IN CONTRACT NUMBER NOMINAL NEAR SIDE NOT TO SCALE ON CENTER OUTSIDE DIAMETER OUTSIDE FACE OPENING	S-W SYM. T.C. T.O. T&B TEMP. T&G THK. T.L.S. TR. TYP.	SHORT WAY SYMMETRICAL TERRA COTTA TOP OF TOP AND BOTTOM TEMPORARY TOUNGE AND GROOVE THICK(NESS) TENSION LAP SPLICE TRANSFER TYPICAL
C.I.P. C.J. CLG CLR CMU COL. CONC. CONC. CONTR.	CONCRETE ENCASED MEMBER COLD FORMED STEEL CAST IRON CAST IN PLACE CONTROL JOINT CEILING CLEAR CONCRETE MASONRY UNIT COLUMN CONCRETE COORDINATE CONTRACTOR	E.W. FNDN FIN. FLR. FRMG F.S. FTG F.P. F.W. GA.	EACH WAY FOUNDATION FINISH FLOOR FRAMING FAR SIDE FOOTING FIRE PROTECTION FLAT WISE GAUGE	M.O. N.F. NO. NOM. N.S. N.T.S. O.C. O.D. O.F.	MASONRY OPENING NEAR FACE NOT IN CONTRACT NUMBER NOMINAL NEAR SIDE NOT TO SCALE ON CENTER OUTSIDE DIAMETER OUTSIDE FACE	S-W SYM. T.C. T.O. T&B TEMP. T&G THK. T.L.S. TR.	SHORT WAY SYMMETRICAL TERRA COTTA TOP OF TOP AND BOTTOM TEMPORARY TOUNGE AND GROOVE THICK(NESS) TENSION LAP SPLICE TRANSFER
C.I.P. C.J. CLG CLR CMU COL. CONC. COORD.	CONCRETE ENCASED MEMBER COLD FORMED STEEL CAST IRON CAST IN PLACE CONTROL JOINT CEILING CLEAR CONCRETE MASONRY UNIT COLUMN CONCRETE COORDINATE	E.W. FNDN FIN. FLR. FRMG F.S. FTG F.P. F.W. GA. GALV. G.B. G-LAM HORIZ.	EACH WAY FOUNDATION FINISH FLOOR FRAMING FAR SIDE FOOTING FIRE PROTECTION FLAT WISE GAUGE GALVANIZE GALVANIZE GRADE BEAM GLUE LAMINATED LUMBER HORIZONTAL	M.O. N.F. NO. NOM. N.S. N.T.S. O.C. O.D. O.F. OPNG. OPP. P.A.F. PC.	MASONRY OPENING NEAR FACE NOT IN CONTRACT NUMBER NOMINAL NEAR SIDE NOT TO SCALE ON CENTER OUTSIDE DIAMETER OUTSIDE DIAMETER OUTSIDE FACE OPENING OPPOSITE POWER ACTUATED FASTENER PIECE	S-W SYM. T.C. T.O. T&B TEMP. T&G THK. T.L.S. THK. T.L.S. TR. TYP. U.N.O. U-P VERT.	SHORT WAY SYMMETRICAL TERRA COTTA TOP OF TOP AND BOTTOM TEMPORARY TOUNGE AND GROOVE THICK(NESS) TENSION LAP SPLICE TRANSFER TYPICAL UNLESS NOTED OTHERWISE UNDERPINNING VERTICAL
C.I.P. C.J. CLG CLR CMU COL. CONC. CONC. CONTR. CONTR. COTR. CTR. D.B.A.	CONCRETE ENCASED MEMBER COLD FORMED STEEL CAST IRON CAST IN PLACE CONTROL JOINT CEILING CLEAR CONCRETE MASONRY UNIT COLUMN CONCRETE COORDINATE CONTRACTOR CONTRACTOR CONTRACT OFFICER'S TECHNICAL REP. CENTER DEFORMED BAR ANCHOR	E.W. FNDN FIN. FLR. FRMG F.S. FTG F.P. F.W. GA. GALV. GALV. G.B. G—LAM HORIZ. H.P.	EACH WAY FOUNDATION FINISH FLOOR FRAMING FAR SIDE FOOTING FIRE PROTECTION FLAT WISE GAUGE GALVANIZE GRADE BEAM GLUE LAMINATED LUMBER HORIZONTAL HIGH POINT	M.O. N.F. NO. NOM. N.S. N.T.S. O.C. O.D. O.F. OPNG. OPP. P.A.F.	MASONRY OPENING NEAR FACE NOT IN CONTRACT NUMBER NOMINAL NEAR SIDE NOT TO SCALE ON CENTER OUTSIDE DIAMETER OUTSIDE FACE OPENING OPPOSITE POWER ACTUATED FASTENER	S-W SYM. T.C. T.O. T&B TEMP. T&G THK. T.L.S. TR. TYP. U.N.O. U-P VERT. V.I.F.	SHORT WAY SYMMETRICAL TERRA COTTA TOP OF TOP AND BOTTOM TEMPORARY TOUNGE AND GROOVE THICK(NESS) TENSION LAP SPLICE TRANSFER TYPICAL UNLESS NOTED OTHERWISE UNDERPINNING VERTICAL VERIFY IN FIELD
C.I.P. C.J. CLG CLR CMU COL. CONC. CONC. CONTR. COTR. COTR. CTR. D.B.A. DBL	CONCRETE ENCASED MEMBER COLD FORMED STEEL CAST IRON CAST IN PLACE CONTROL JOINT CEILING CLEAR CONCRETE MASONRY UNIT COLUMN CONCRETE COORDINATE COORDINATE CONTRACTOR CONTRACT OFFICER'S TECHNICAL REP. CENTER DEFORMED BAR ANCHOR DOUBLE	E.W. FNDN FIN. FLR. FRMG F.S. FTG F.P. F.W. GA. GALV. G.B. G-LAM HORIZ.	EACH WAY FOUNDATION FINISH FLOOR FRAMING FAR SIDE FOOTING FIRE PROTECTION FLAT WISE GAUGE GALVANIZE GALVANIZE GRADE BEAM GLUE LAMINATED LUMBER HORIZONTAL HIGH POINT HEIGHT HEATING, VENTILATION & AIR	M.O. N.F. N.I.C. NO. NOM. N.S. N.T.S. O.C. O.D. O.F. OPNG. OPP. P.A.F. PC. P/C PERP. PL.	MASONRY OPENING NEAR FACE NOT IN CONTRACT NUMBER NOMINAL NEAR SIDE NOT TO SCALE ON CENTER OUTSIDE DIAMETER OUTSIDE DIAMETER OUTSIDE FACE OPENING OPPOSITE POWER ACTUATED FASTENER PIECE PRECAST CONCRETE PERPENDICULAR PLATE	S-W SYM. T.C. T.O. T&B TEMP. T&G THK. T.L.S. TR. TYP. U.N.O. U-P VERT. V.I.F. W/ W.A.	SHORT WAY SYMMETRICAL TERRA COTTA TOP OF TOP AND BOTTOM TEMPORARY TOUNGE AND GROOVE THICK(NESS) TENSION LAP SPLICE TRANSFER TYPICAL UNLESS NOTED OTHERWISE UNDERPINNING VERTICAL VERIFY IN FIELD WITH WORK POINT
C.I.P. C.J. CLG CLR CMU COL. CONC. CONTR. CONTR. COTR. CTR. D.B.A. DBL DEMO DTL	CONCRETE ENCASED MEMBER COLD FORMED STEEL CAST IRON CAST IN PLACE CONTROL JOINT CEILING CLEAR CONCRETE MASONRY UNIT COLUMN CONCRETE COORDINATE CONTRACTOR CONTRACTOR CONTRACT OFFICER'S TECHNICAL REP. CENTER DEFORMED BAR ANCHOR DOUBLE DEMOLITION DETAIL	E.W. FNDN FIN. FLR. FRMG F.S. FTG F.P. F.W. GA. GALV. G.B. G-LAM HORIZ. H.P. HT. HVAC	EACH WAY FOUNDATION FINISH FLOOR FRAMING FAR SIDE FOOTING FIRE PROTECTION FLAT WISE GAUGE GALVANIZE GRADE BEAM GLUE LAMINATED LUMBER HORIZONTAL HIGH POINT HEIGHT HEATING, VENTILATION & AIR CONDITIONING	M.O. N.F. N.I.C. NO. NOM. N.S. N.T.S. O.C. O.D. O.F. OPNG. OPP. P.A.F. PC. PL. PLF	MASONRY OPENING NEAR FACE NOT IN CONTRACT NUMBER NOMINAL NEAR SIDE NOT TO SCALE ON CENTER OUTSIDE DIAMETER OUTSIDE DIAMETER OUTSIDE FACE OPENING OPPOSITE POWER ACTUATED FASTENER PIECE PRECAST CONCRETE PERPENDICULAR PLATE POUND PER LINEAR FOOT	S-W SYM. T.C. T.O. T&B TEMP. T&G THK. T.L.S. TR. TYP. U.N.O. U-P VERT. V.I.F. W/ W.A. W-P	SHORT WAY SYMMETRICAL TERRA COTTA TOP OF TOP AND BOTTOM TEMPORARY TOUNGE AND GROOVE THICK(NESS) TENSION LAP SPLICE TRANSFER TYPICAL UNLESS NOTED OTHERWISE UNDERPINNING VERTICAL VERIFY IN FIELD WITH WORK POINT WATER PROOF
C.I.P. C.J. CLG CLR CMU COL. CONC. CONC. CONTR. COTR. COTR. CTR. D.B.A. DBL DEMO DTL DIA.	CONCRETE ENCASED MEMBER COLD FORMED STEEL CAST IRON CAST IN PLACE CONTROL JOINT CEILING CLEAR CONCRETE MASONRY UNIT COLUMN CONCRETE CONCRETE CONTRACTOR CONTRACTOR CONTRACT OFFICER'S TECHNICAL REP. CENTER DEFORMED BAR ANCHOR DUBLE DEMOLITION DETAIL DIAMETER	E.W. FNDN FIN. FLR. FRMG F.S. FTG F.P. F.W. GA. GALV. G.B. G-LAM HORIZ. H.P. HT.	EACH WAY FOUNDATION FINISH FLOOR FRAMING FAR SIDE FOOTING FIRE PROTECTION FLAT WISE GAUGE GALVANIZE GALVANIZE GRADE BEAM GLUE LAMINATED LUMBER HORIZONTAL HIGH POINT HEIGHT HEATING, VENTILATION & AIR	M.O. N.F. N.I.C. NO. NOM. N.S. N.T.S. O.C. O.D. O.F. OPNG. OPP. P.A.F. PC. PL. PLF PSI PSL	MASONRY OPENING NEAR FACE NOT IN CONTRACT NUMBER NOMINAL NEAR SIDE NOT TO SCALE ON CENTER OUTSIDE DIAMETER OUTSIDE DIAMETER OUTSIDE FACE OPENING OPPOSITE POWER ACTUATED FASTENER PIECE PRECAST CONCRETE PERPENDICULAR PLATE POUND PER LINEAR FOOT POUND PER SQUARE INCH PARALLEL STRAND LUMBER	S-W SYM. T.C. T.O. T&B TEMP. T&G THK. T.L.S. TR. TYP. U.N.O. U-P VERT. V.I.F. W/ W.A.	SHORT WAY SYMMETRICAL TERRA COTTA TOP OF TOP AND BOTTOM TEMPORARY TOUNGE AND GROOVE THICK(NESS) TENSION LAP SPLICE TRANSFER TYPICAL UNLESS NOTED OTHERWISE UNDERPINNING VERTICAL VERIFY IN FIELD WITH WORK POINT
C.I.P. C.J. CLG CLR CMU COL. CONC. CONTR. CONTR. COTR. CTR. D.B.A. DBL DEMO DTL	CONCRETE ENCASED MEMBER COLD FORMED STEEL CAST IRON CAST IN PLACE CONTROL JOINT CEILING CLEAR CONCRETE MASONRY UNIT COLUMN CONCRETE COORDINATE CONTRACTOR CONTRACTOR CONTRACT OFFICER'S TECHNICAL REP. CENTER DEFORMED BAR ANCHOR DOUBLE DEMOLITION DETAIL	E.W. FNDN FIN. FLR. FRMG F.S. FTG F.P. F.W. GA. GALV. G.B. G-LAM HORIZ. H.P. HT. HVAC	EACH WAY FOUNDATION FINISH FLOOR FRAMING FAR SIDE FOOTING FIRE PROTECTION FLAT WISE GAUGE GALVANIZE GRADE BEAM GLUE LAMINATED LUMBER HORIZONTAL HIGH POINT HEIGHT HEATING, VENTILATION & AIR CONDITIONING INSIDE DIAMETER	M.O. N.F. N.I.C. NO. NOM. N.S. N.T.S. O.C. O.D. O.F. OPNG. OPP. P.A.F. PC. PL. PL. PLF PSI	MASONRY OPENING NEAR FACE NOT IN CONTRACT NUMBER NOMINAL NEAR SIDE NOT TO SCALE ON CENTER OUTSIDE DIAMETER OUTSIDE DIAMETER OUTSIDE FACE OPENING OPPOSITE POWER ACTUATED FASTENER PIECE PRECAST CONCRETE PERPENDICULAR PLATE POUND PER LINEAR FOOT POUND PER SQUARE INCH	S-W SYM. T.C. T.O. T&B TEMP. T&G THK. T.L.S. TR. TYP. U.N.O. U-P VERT. V.I.F. W/ W.A. W-P	SHORT WAY SYMMETRICAL TERRA COTTA TOP OF TOP AND BOTTOM TEMPORARY TOUNGE AND GROOVE THICK(NESS) TENSION LAP SPLICE TRANSFER TYPICAL UNLESS NOTED OTHERWISE UNDERPINNING VERTICAL VERIFY IN FIELD WITH WORK POINT WATER PROOF

EARTHQUAKE DESIGN DATA		SOIL DESIGN DATA		
PARAMETER	VALUE	PARAMETER*	VALUE	
SHORT-PERIOD MAP VALUE (S _S)	11.9% g	AT-REST PRESSURE CONDITION	50 PSF/FT	
SEISMIC SITE CLASS	D	ACTIVE PRESSURE CONDITION	40 PSF/FT	
SHORT–PERIOD DESIGN SPECTRAL RESPONSE ACCELERATION (S _{DS})	12.7% g	PASSIVE PRESSURE CONDITION	350 PSF/FT	
	12.770 g	SURCHARGE LOADS	100 PSF	
RESIDENTIAL SEISMIC DESIGN CATEGORY	A	S.O.G. COEFFICIENT OF SLIDING FRICTION	0.45	
PER R301.2.2, THE SEISMIC PROVISIONS OF THE RESIDENTIAL BUILDING CODE ARE NOT APPLICABLE TO DETACHED ONE-FAMILY DWELLINGS ASSIGNED TO SEISMIC DESIGN CATEGORY A, B, OR C.		FACTORS OF SAFETY (OTM & SLIDING)	1.5	
		TOTAL/DIFFERENTIAL SETTLEMENT	1/.5 INCH	
		* PER GEOTECHNICAL REPORT DETAILED IN FOUNDATION NOTES.		

JOINT

L.L. LIVE LOAD

REQ'D REQUIRED

REV. REVISION

JT.

DN DOWN DO DITTO

DWG(S) DRAWING(S)

QUIRE. A PROFESSIONAL ENGINEER, LICENSED BY OWNER'S REVIEW. NTERNATIONAL RESIDENTIAL CODE 2012 AS

STRUCTION DOCUMENTS PROVIDED BY THE OWNER, ND OBSERVATION AT THE SITE. ALL ECTED CONSTRUCTION IS PUT IN PLACE. DRAWINGS SHOULD NOT BE USED TO DETERMINE OR USE IN THE PREPARATION OF SHOP DRAWINGS

DMY ENGINEERING CONSULTANTS, INC., DATED ADJUST BOTTOM OF FOOTING ELEVATIONS AS

HILTI HIT-HY200 ADHESIVE WITH 6" EMBEDMENT.

IE.

CRETE PRACTICE (ACI 315), LOCALLY APPROVED

TURAL CONCRETE", AND ALL RECOMMENDED

NIMUM AND 33% MAXIMUM USING ONE OF THE HARDENED CONCRETE SURFACE SHALL BE CLEAN

TANDARDS JOINT COMMITTEE SPECIFICATIONS (ACI

COLUMN.

PLATE

ER IS GREATER.

