PROJECT DATA

SCOPE OF WORK:
INTERIOR: IMPROVEMENTS THROUGHOUT ON ALL FLOORS.
EXTERIOR: REPLACE REAR JULIET BALCONY, 3RD FLR DECK RAILING, AND ROOF PAVERS. REPLACE 3RD FLR DECK SCREEN AND BENCH IN KIND.
WINDOW REPLACEMENTS ON REAR FACADE AND THIRD FLOOR GABLES ONLY

BUILDING AND SITE INFORMATION:
ZONING: R-20
NEIGHBORHOOD/OVERLAY DISTRICT: GEORGETOWN
SQUARE: 1247
LOT: 0127
CURRENT USE: Residential-Semi-Detached-Sing
PROPOSED USE: Residential-Semi-Detached-Sing
LOT SIZE: 3,600 SF
EXISTING LOT OCCUPANCY: 719 SF; 19.97%
PROPOSED LOT OCCUPANCY: NO CHANGE

APPLICABLE CODES:
IRC 2015, NFPA NEC 2014, IFGC 2015, IPC 2015, IFC 2015, IECC 2015;
ALL AS SPECIFIED BY DCMR12 2017.

BUILDER:
FOUR BROTHERS LLC
4009 Georgia Ave NW
WASHINGTON, DC 20011
202.423.8703
www.fourbrotherscarpentry.com

ENGINEER:
RATHGEBER/GOSS ASSOCIATES, P.C.
15871 CRABBS BRANCH WAY
ROCKVILLE, MD 20855
301.590.0071
www.rath-goss.com
ATTN: BILL DUVALL

ARCHITECT:
FOUR BROTHERS LLC
4009 Georgia Ave NW
WASHINGTON, DC 20011
202.423.8703
www.fourbrotherscarpentry.com
ATTN: GRANT SALLER

OWNER:
ALLIE GRAYLIN-FREY

allie.graylin@gmail.com

DRAWING SYMBOLS

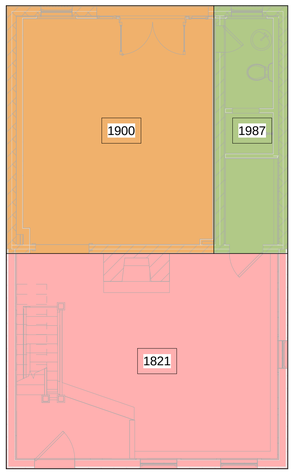
- EXISTING WALL TO REMAIN
- DEMOLITION
- NEW MASONRY WALL
- NEW STUD WALL
- PLAN DETAIL REFERENCE
- ELEVATION REFERENCE
- SECTION REFERENCE
- INTERIOR ELEVATION DESIGNATION
- DOOR DESIGNATION
- WINDOW DESIGNATION
- PARTITION TYPE
- FIXTURE TYPE
- ELEVATION MARKER

DRAWING INDEX

GENERAL NOTES

- ALL WORK SHALL CONFORM WITH APPLICABLE BUILDING CODES AND REGULATIONS.
- ALL DIMENSIONS ARE FINISH TO FINISH UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS AND CONDITIONS TO BE VERIFIED IN THE FIELD.
- DIMENSIONS GOVERN OVER DRAWING SCALE. LARGE - SCALE DETAILS GOVERN OVER SMALL - SCALE UNLESS NOTED OTHERWISE.
- ALL WORK SHALL BE PERFORMED IN GOOD WORKMANLIKE MANNER AND SHALL BE EXECUTED TO COMPLETION WITH ALL DUE DILIGENCE.
- ALL CUTTING AND PATCHING SHALL BE PERFORMED IN A NEAT, PROFESSIONAL MANNER.
- ALL ADJACENT WORK AND AREAS OR ITEMS NOT IN CONSTRUCTION SHALL BE PROTECTED FROM ANY DAMAGE CAUSE FROM THIS WORK, AS SHALL ANY EXISTING FINISHES THAT ARE TO REMAIN.

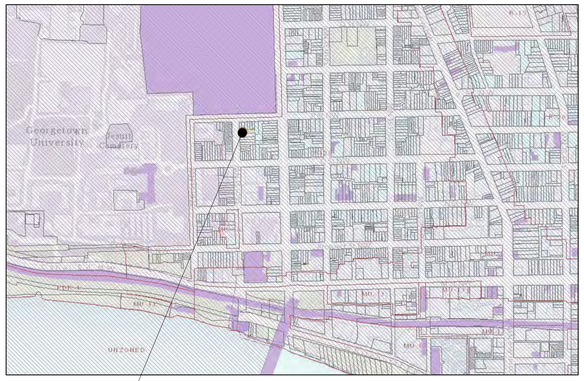
EXISTING CONSTRUCTION PHASES

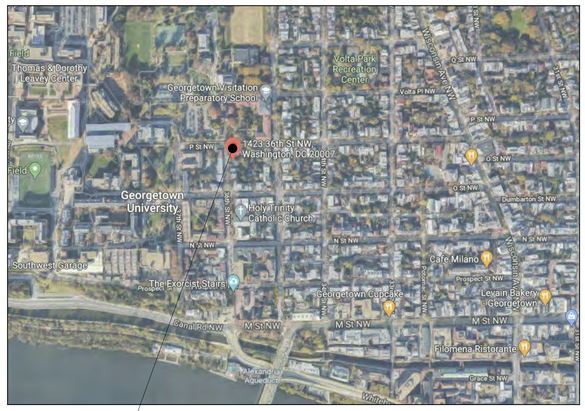


ABBREVIATIONS

ADJ	ADJACENT
AFF	ABOVE FINISH FLOOR
B/O	BOTTOM OF
BLDG	BUILDING
BLK(G)	BLOCK(ING)
BM	BEAM
BSMT	BASEMENT
CFM	CUBIC FEET / METER
CLNG	CEILING
CLR	CLEAR/CLEARANCE
COL	COLUMN
CONC	CONCRETE
CR	CEILING REGISTER
DBL	DOUBLE
DH	DOUBLE-HUNG WINDOW
DIR	DIRECTION
DIM(S)	DIMENSION(S)
DN	DOWN
EQ	EQUAL
EXH	EXHAUST
EXT	EXTERIOR
EXST	EXISTING
FLR	FLOOR
GYP BD	GYPSUM BOARD
HDR	HEADER
HDWR	HARDWARE
HT	HEIGHT
HWH	HOT WATER HEATER
INT	INTERIOR
IJS	IN JOIST SPACE
MTL	METAL
NIC	NOT IN CONTRACT
OC	ON CENTER
P1	PLUMBING STACK (1)
PAN	PANTRY
R/A	RETURN-AIR
RAG	RETURN-AIR GRILL
REG	REGISTER
RM	ROOM
SAM	SELF-ADHESIVE MEMBRANE
SDL	SIMULATED DIVIDED LITES
S/A	SUPPLY-AIR
SF	SQUARE FEET
SIM	SIMILAR
ST	STEEL
T/O	TOP OF
TBD	TO BE DETERMINED
TDL	TRUE DIVIDED LITES
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
VIF	VERIFY IN FIELD
VOF	VERTICAL OUTSIDE FACE
VTR	VENT TO ROOF
WD	WOOD

ZONING REPORT MAP





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WASHINGTON, DC 20015

No.	Description	Date

COVER SHEET

Drawing Set: OGB PERMIT SET
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0001

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1 3D VIEW - FRONT FACADE (PROPOSED)

NOTE:

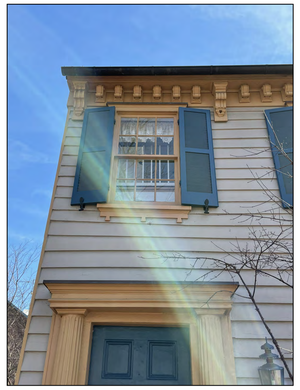
1. NO PROPOSED CHANGES TO FRONT (STREET-FACING) FACADE
2. AT THE THIRD FLOOR GABLE, REPLACE TWO DH WINDOWS IN KIND WITH ALL WOOD TDL UNITS
3. ROOF DECK PRIVACY WALL TO BE REBUILT IN KIND

2 3D VIEW - REAR FACADE (PROPOSED)

NOTE:

1. ALL WINDOWS AT REAR FACADE TO BE REPLACED WITH CASEMENTS
2. FIRST FLOOR DOORS TO BE REPLACED
3. GARDEN LEVEL DOORS TO BE REPLACED IN KIND
4. ROOF DECK GUARDRAIL TO BE REPLACED

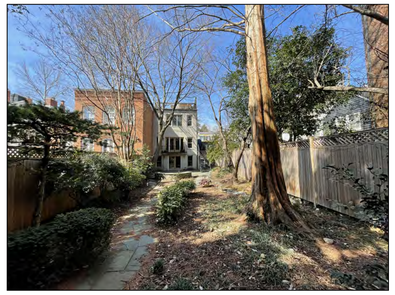
WEST ELEVATION



WEST ELEVATION (CLOSE UP)

REAR YARD FROM DRIVEWAY

EAST ELEVATION



EAST ELEVATION (BACK OF LOT)

THIRD FLOOR / ROOF DECK

SOUTH ELEVATION

3 EXISTING SITE PHOTOS

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No.	Description	Date

3D VIEWS &
SITE PHOTOS

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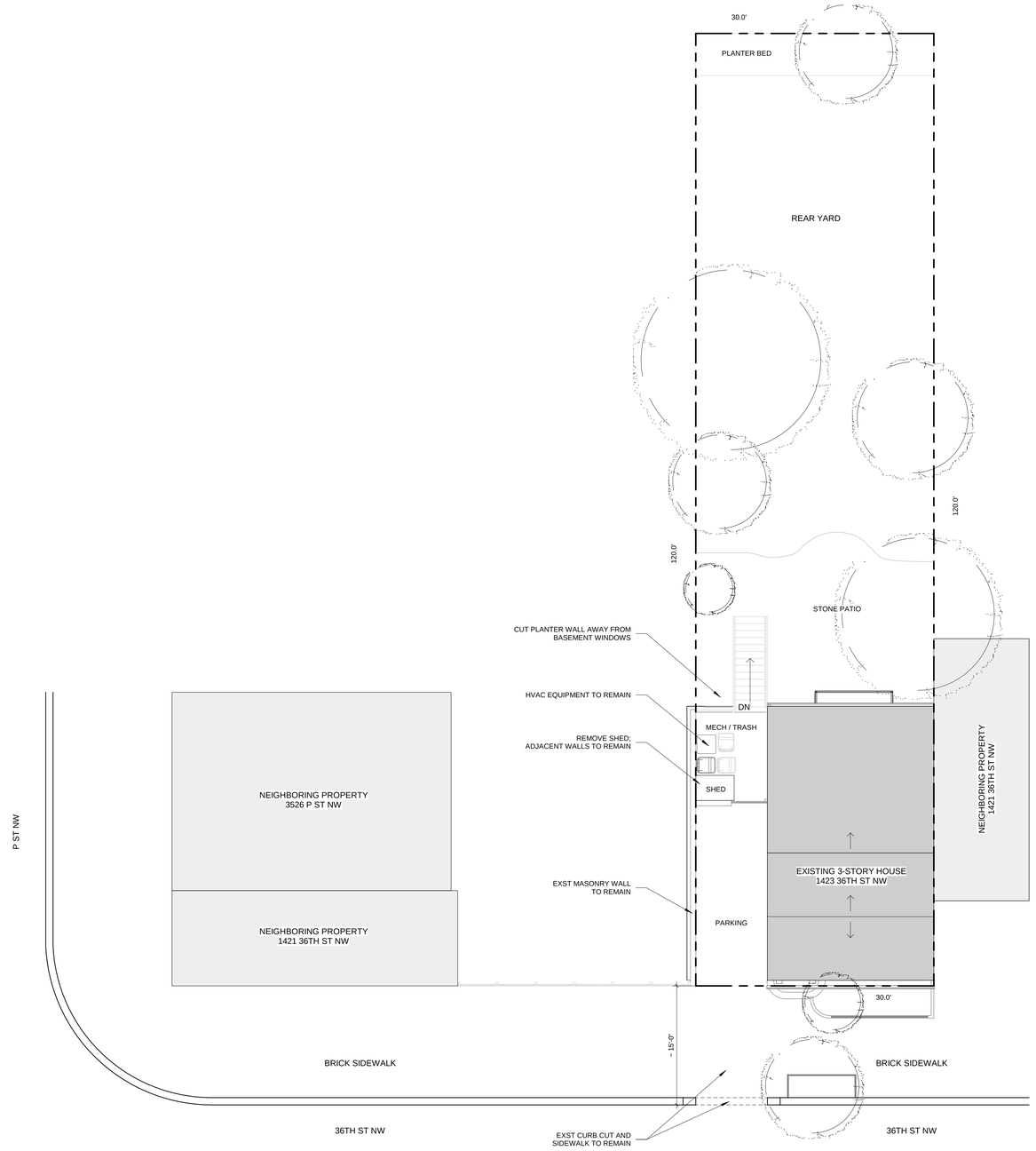
LEGEND

- PROPERTY LINE
- EXISTING STRUCTURES
- NEIGHBORING PROPERTIES
- TREES



1 PROPOSED - SITE PLAN
1/8" = 1'-0"

0 10 30 60 100

SCALE: 1/8" = 1'-0"

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No.	Description	Date

SITE PLAN

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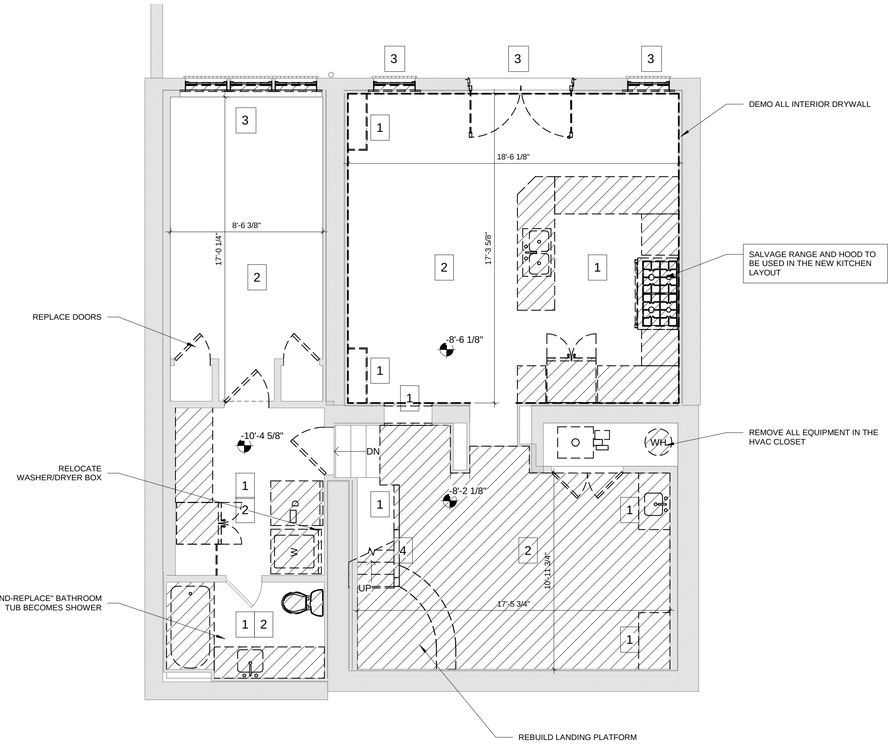
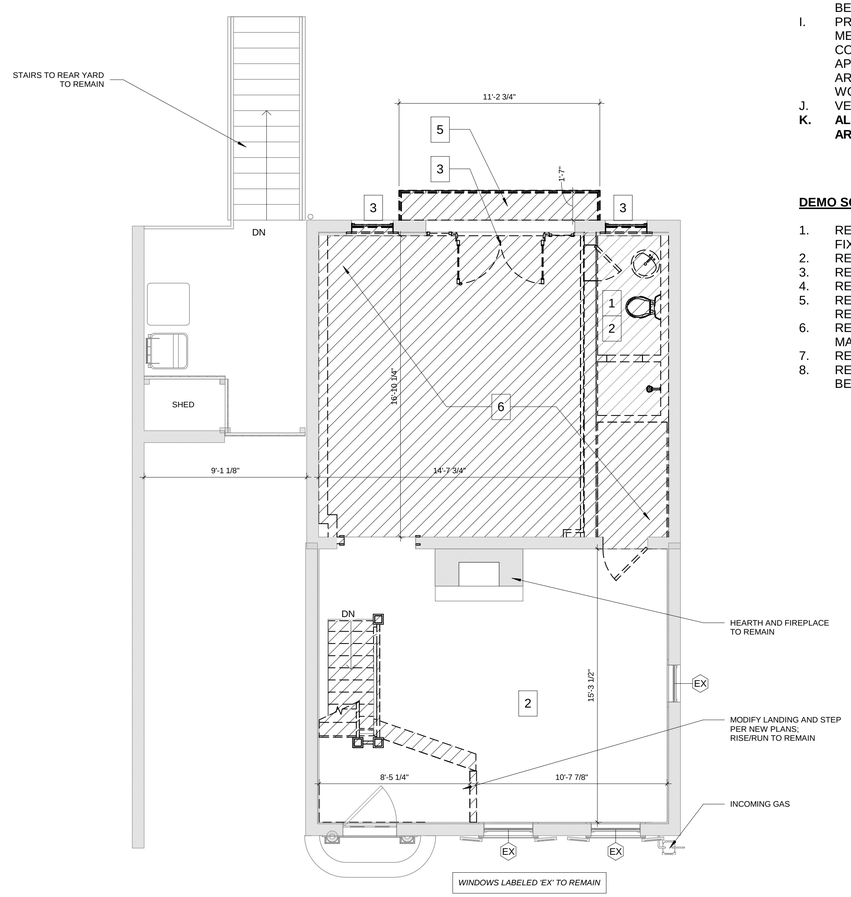


1 EXISTING/DEMO PLAN - GARDEN LEVEL
1/4" = 1'-0"



2 EXISTING/DEMO PLAN - FIRST FLOOR
1/4" = 1'-0"

0 5 10 20

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

GENERAL DEMOLITION NOTES:

A. ALL CUTTING AND PATCHING SHALL BE PERFORMED IN A NEAT, PROFESSIONAL MANNER.
B. ALL ADJACENT WORK SHALL BE PROTECTED FROM ANY DAMAGE, **INCLUDING THE ORIGINAL FLOOR JOISTS**
C. ALL EXISTING ELECTRICAL AND PLUMBING FIXTURES ARE TO BE REMOVED
D. REMOVE ALL KITCHEN APPLIANCES EXCEPT THE RANGE AND RANGE HOOD (STORE AND PROTECT)
E. REPLACE ALL THERMOSTATS EXCEPT IN THE LOWER LEVEL GUEST ROOM
F. REMOVE ALL EXISTING FLOORING (ALL TYPES) UNLESS OTHERWISE NOTED
G. DRAIN THE RADIATOR SYSTEM AND REMOVE BOILER, ALL RADIATORS, AND PIPING
H. PHOTOGRAPH ANY EXISTING DAMAGE AND REPORT TO ARCHITECT BEFORE CONTINUING OR STARTING WORK
I. PROVIDE SHORING, BRACING, BARRICADES AND PROTECTIVE MEASURES AS REQUIRED TO SAFELY EXECUTE THE WORK IN THE CONSTRUCTION AREA AND ADJACENT AREAS. IF THE STRUCTURE APPEARS TO BE ENDANGERED, CEASE OPERATION AND NOTIFY THE ARCHITECT IMMEDIATELY. DO NOT RESUME THAT PORTION OF THE WORK UNTIL CORRECTIVE MEASURES HAVE BEEN TAKEN.
J. VERIFY CONDITIONS AS NOTED
K. ALL WINDOWS ON THE FRONT (WEST) FACADE AND SOUTH FACADE ARE TO REMAIN (EXCEPT AT THIRD FLOOR)

DEMO SCOPE LEGEND:

1. REMOVE ALL CABINETS, COUNTERS, BUILT-INS, AND PLUMBING FIXTURES
2. REMOVE FLOORING
3. REPLACE WINDOWS / EXTERIOR DOORS
4. REMOVE STAIR AND RAILING
5. REMOVE CANTILEVERD BALCONY (TIES INTO FIRST FLOOR REFRAMING, #6)
6. REFRAME FLOOR (FULL SPAN) AND REMOVE STEEL BEAM BELOW MASONRY WALL
7. REMOVE BRICK PAVERS AND REPLACE ROOF MEMBRANE
8. REMOVE AND REPLACE GUARDRAIL. REPLACE SCREEN AND BENCH IN KIND

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No.	Description	Date

EXST/DEMO PLANS

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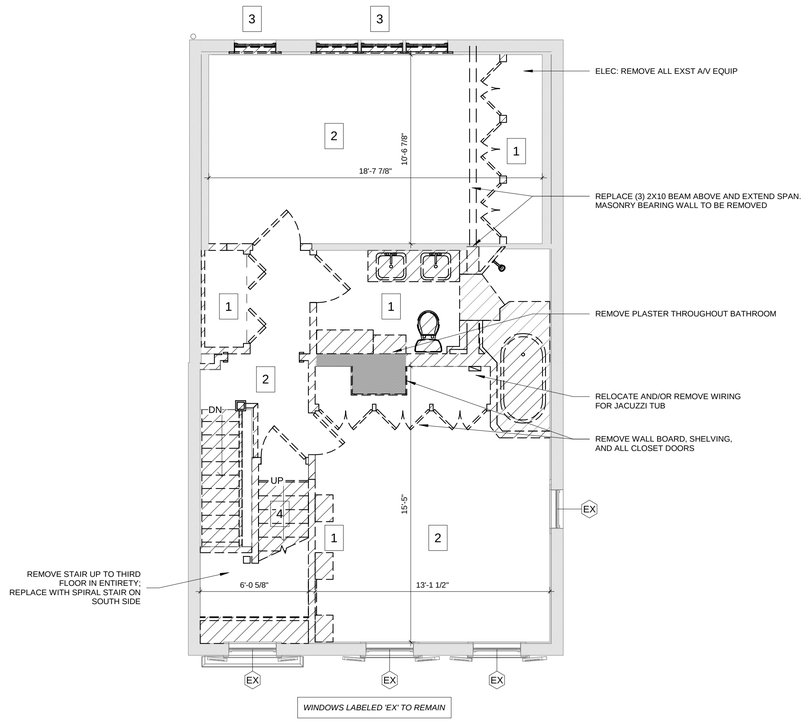
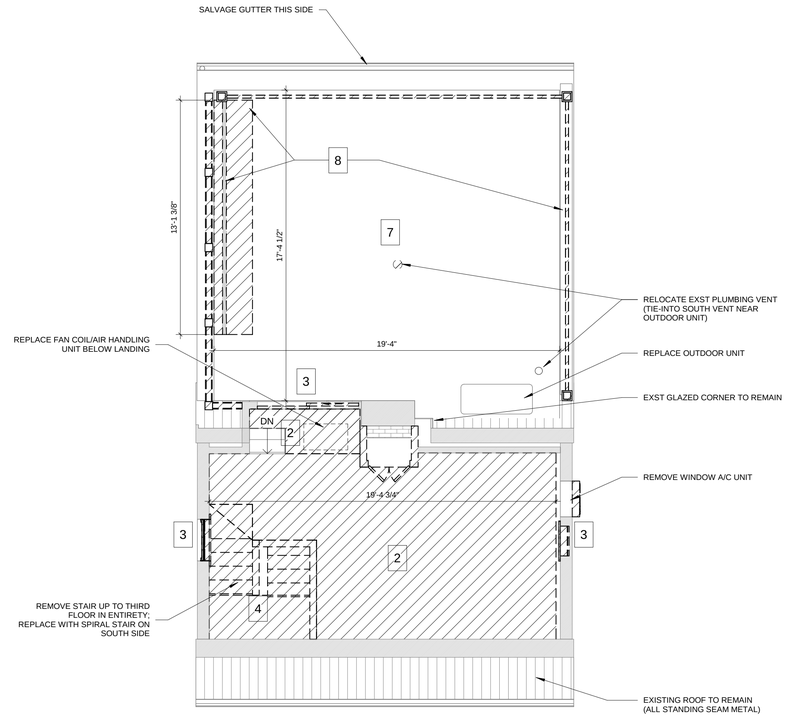


1 EXISTING/DEMO PLAN - SECOND FLOOR
1/4" = 1'-0"



2 EXISTING/DEMO PLAN - THIRD FLOOR
1/4" = 1'-0"

0 5 10 20

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

GENERAL DEMOLITION NOTES:

A. ALL CUTTING AND PATCHING SHALL BE PERFORMED IN A NEAT, PROFESSIONAL MANNER.
B. ALL ADJACENT WORK SHALL BE PROTECTED FROM ANY DAMAGE, **INCLUDING THE ORIGINAL FLOOR JOISTS**
C. ALL EXISTING ELECTRICAL AND PLUMBING FIXTURES ARE TO BE REMOVED
D. REMOVE ALL KITCHEN APPLIANCES EXCEPT THE RANGE AND RANGE HOOD (STORE AND PROTECT)
E. REPLACE ALL THERMOSTATS EXCEPT IN THE LOWER LEVEL GUEST ROOM
F. REMOVE ALL EXISTING FLOORING (ALL TYPES) UNLESS OTHERWISE NOTED
G. DRAIN THE RADIATOR SYSTEM AND REMOVE BOILER, ALL RADIATORS, AND PIPING
H. PHOTOGRAPH ANY EXISTING DAMAGE AND REPORT TO ARCHITECT BEFORE CONTINUING OR STARTING WORK
I. PROVIDE SHORING, BRACING, BARRICADES AND PROTECTIVE MEASURES AS REQUIRED TO SAFELY EXECUTE THE WORK IN THE CONSTRUCTION AREA AND ADJACENT AREAS. IF THE STRUCTURE APPEARS TO BE ENDANGERED, CEASE OPERATION AND NOTIFY THE ARCHITECT IMMEDIATELY. DO NOT RESUME THAT PORTION OF THE WORK UNTIL CORRECTIVE MEASURES HAVE BEEN TAKEN.
J. VERIFY CONDITIONS AS NOTED
K. ALL WINDOWS ON THE FRONT (WEST) FACADE AND SOUTH FACADE ARE TO REMAIN (EXCEPT AT THIRD FLOOR)

DEMO SCOPE LEGEND:

1. REMOVE ALL CABINETS, COUNTERS, BUILT-INS, AND PLUMBING FIXTURES
2. REMOVE FLOORING
3. REPLACE WINDOWS / EXTERIOR DOORS
4. REMOVE STAIR AND RAILING
5. REMOVE CANTILEVERD BALCONY (TIES INTO FIRST FLOOR REFRAMING, #6)
6. REFRAME FLOOR (FULL SPAN) AND REMOVE STEEL BEAM BELOW MASONRY WALL
7. REMOVE BRICK PAVERS AND REPLACE ROOF MEMBRANE
8. REMOVE AND REPLACE GUARDRAIL. REPLACE SCREEN AND BENCH IN KIND

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No.	Description	Date

EXST/DEMO PLANS

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Date: 03/17/2021

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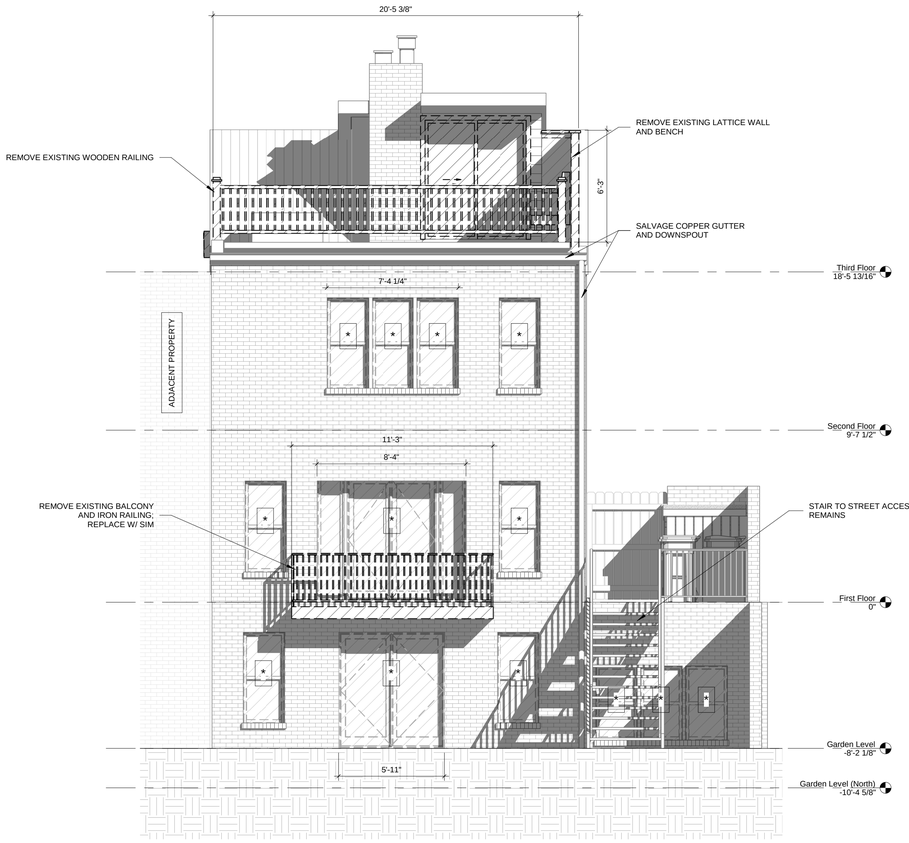

1 EXISTING/DEMO ELEVATION - EAST
1/4" = 1'-0"

2 EXISTING/DEMO ELEVATION - WEST
1/4" = 1'-0"

NOTE:
WINDOWS AND DOORS MARKED * ARE TO BE REPLACED. SEE A601

WEST ELEVATION

EAST ELEVATION

THIRD FLOOR / ROOF DECK

SOUTH ELEVATION

3 EXISTING SITE PHOTOS (ADDITIONAL PHOTOS ON 0002)

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No.	Description	Date

EXST/DEMO ELEVATIONS

Drawing Set: OGB PERMIT SET
Date: 03/17/2021

D103

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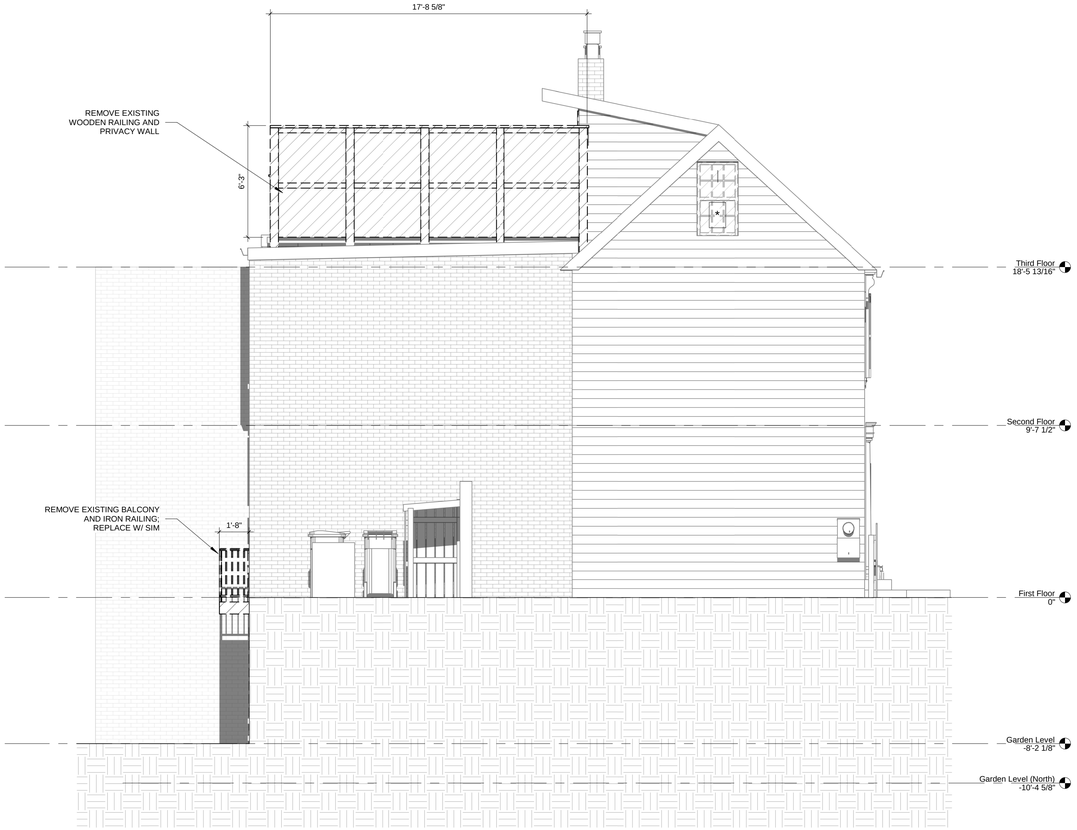
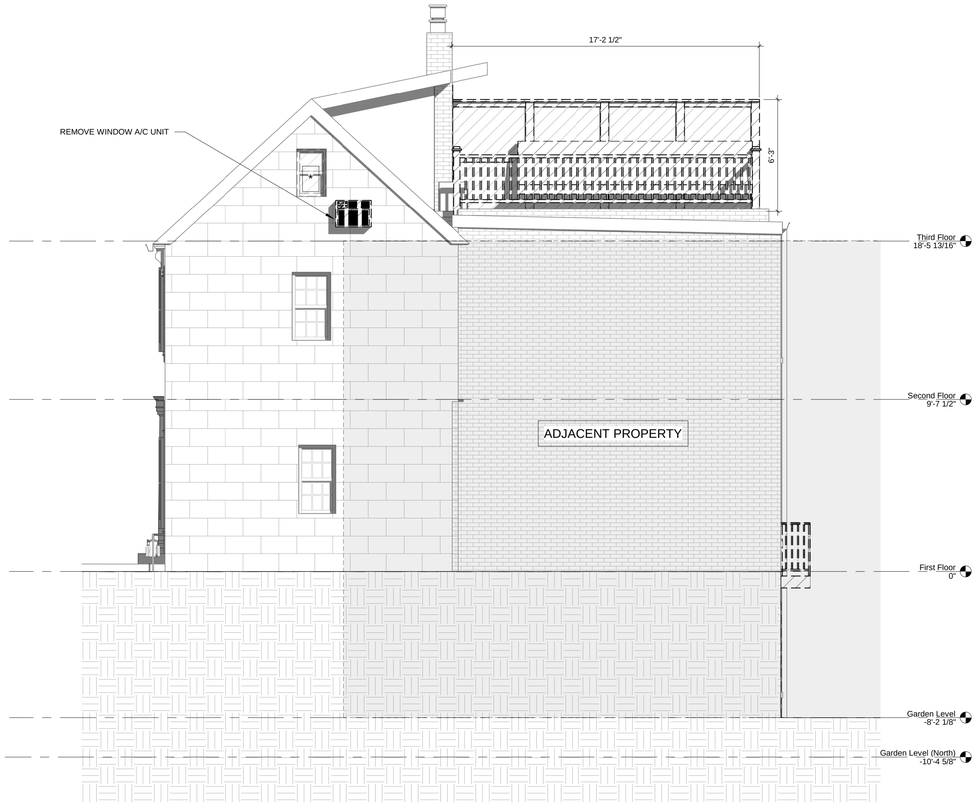


1 EXISTING/DEMO ELEVATION - NORTH
1/4" = 1'-0"

NOTE:
WINDOWS AND DOORS MARKED * ARE TO BE REPLACE IN KIND



2 EXISTING/DEMO ELEVATION - SOUTH
1/4" = 1'-0"

NOTE:
WINDOWS AND DOORS MARKED * ARE TO BE REPLACE IN KIND

WEST ELEVATION

EAST ELEVATION

THIRD FLOOR / ROOF DECK

SOUTH ELEVATION

3 EXISTING SITE PHOTOS (ADDITIONAL PHOTOS ON 0002)

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No.	Description	Date

EXST/DEMO ELEVATIONS

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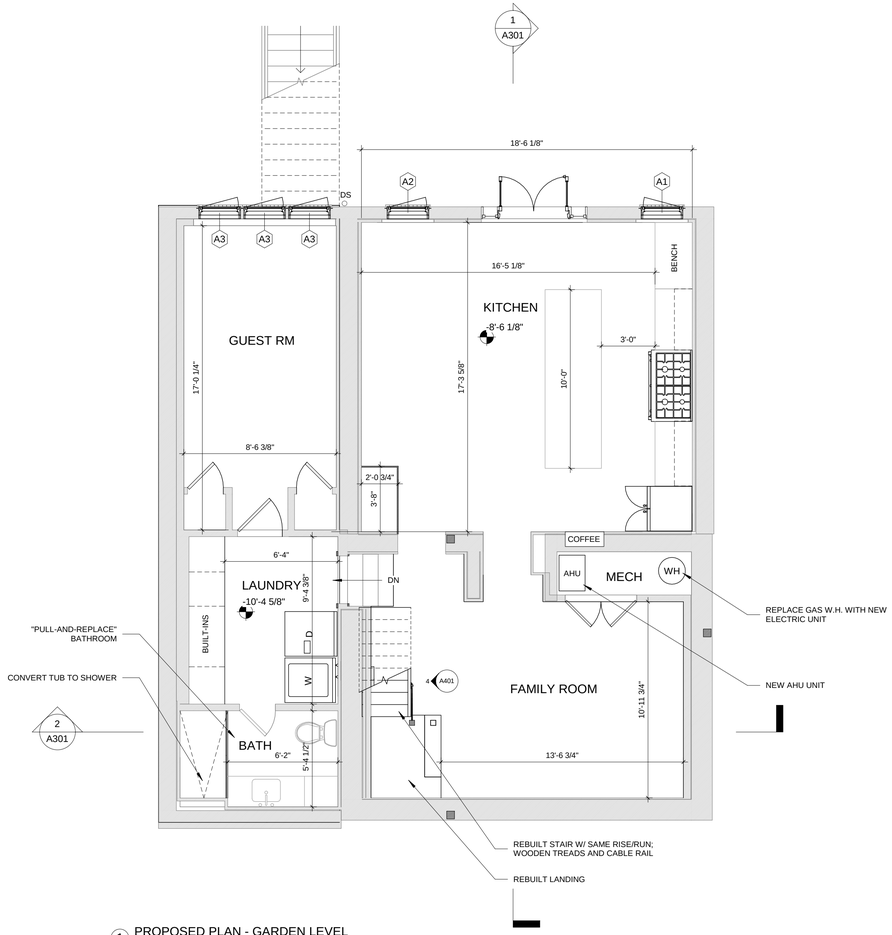
D104

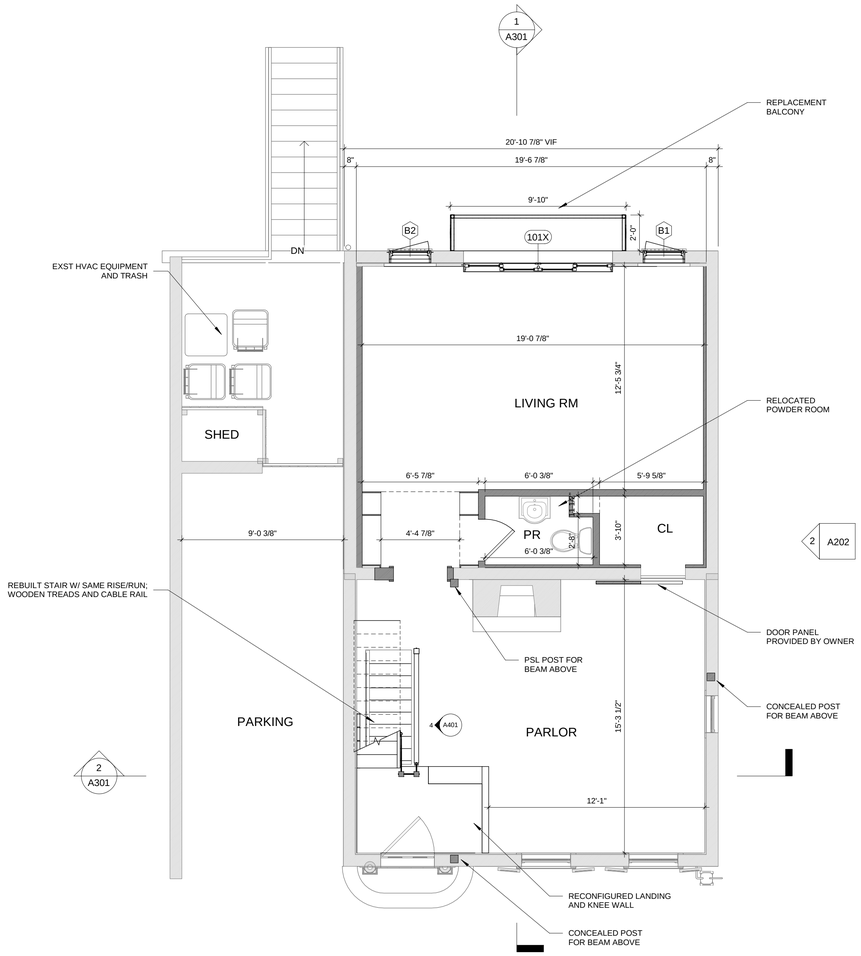
3/17/2021 1:55:39 PM

GENERAL NOTES:

1. VERIFY ALL FIELD DIMENSIONS PRIOR TO FRAMING / INSTALL
2. DRAWINGS AND DIMENSIONS:
   - A. EXTERIOR DIMENSIONS ARE TO OUTSIDE FACE AND CENTERLINE OF WINDOWS UNO; INTERIOR DIMENSIONS ARE TO FINISHED FACE UNO
   - B. SEE STRUCTURAL SHEETS FOR MEMBER TYPES
   - C. SPOT ELEVATIONS ARE MEASURED FROM FIRST FLOOR (FIRST FLOOR = 0'-0")
   - D. SEE STRUCTURAL PLANS FOR FOUNDATION WALLS
   - E. SEE MECHANICAL PLANS FOR REALLOCATED EQUIPMENT LOCATIONS
   - F. SEE PLUMBING & ELECTRICAL PLANS PRIOR TO FRAMING FLOORS
   - G. SEE ELECTRICAL PLANS FOR SMOKE/CARBON-MONOXIDE DETECTORS



1 PROPOSED PLAN - GARDEN LEVEL
1/4" = 1'-0"



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

0 5 10 20

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

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No.	Description	Date

PROPOSED PLANS

Drawing Set: OGB PERMIT SET
Date: 03/17/2021

A101

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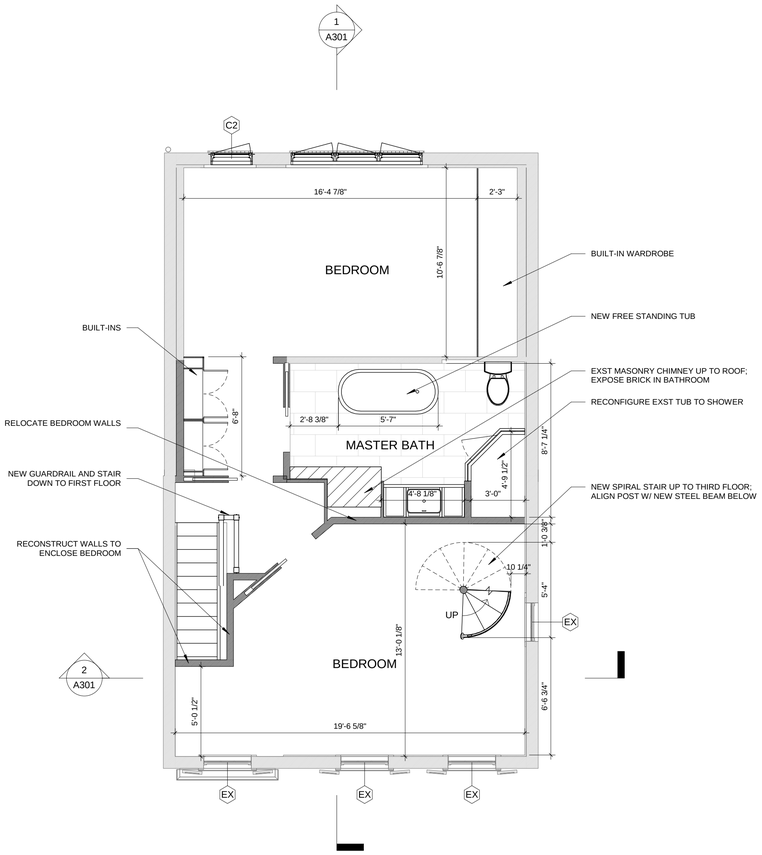
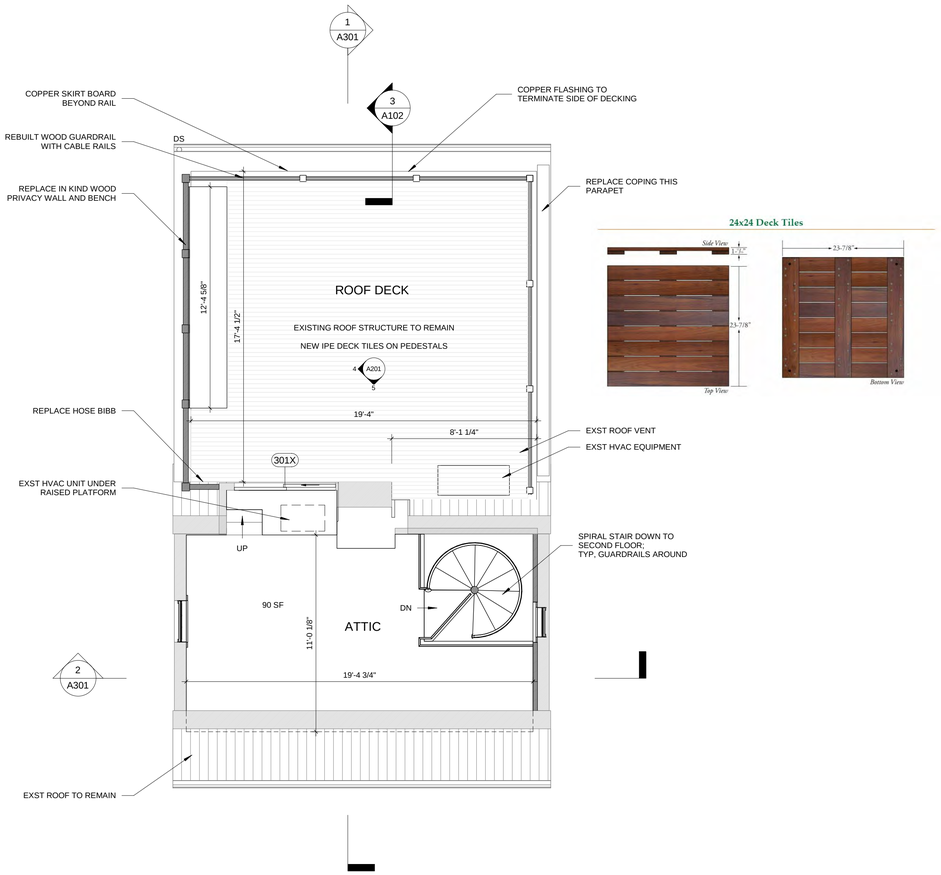
GENERAL NOTES:

1. VERIFY ALL FIELD DIMENSIONS PRIOR TO FRAMING / INSTALL
2. DRAWINGS AND DIMENSIONS:
   - A. EXTERIOR DIMENSIONS ARE TO OUTSIDE FACE AND CENTERLINE OF WINDOWS UNO; INTERIOR DIMENSIONS ARE TO FINISHED FACE UNO
   - B. SEE STRUCTURAL SHEETS FOR MEMBER TYPES
   - C. SPOT ELEVATIONS ARE MEASURED FROM FIRST FLOOR (FIRST FLOOR = 0'-0")
   - D. SEE STRUCTURAL PLANS FOR FOUNDATION WALLS
   - E. SEE MECHANICAL PLANS FOR REALLOCATED EQUIPMENT LOCATIONS
   - F. SEE PLUMBING & ELECTRICAL PLANS PRIOR TO FRAMING FLOORS
   - G. SEE ELECTRICAL PLANS FOR SMOKE/CARBON-MONOXIDE DETECTORS

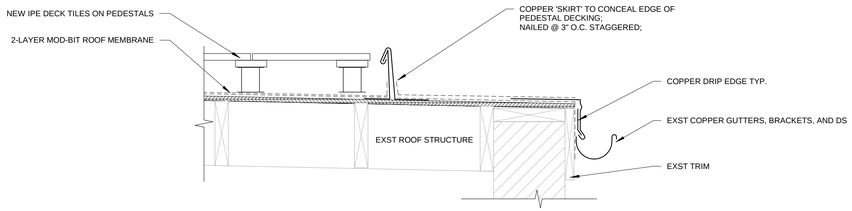


1 PROPOSED PLAN - SECOND FLOOR
1/4" = 1'-0"



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

24x24 Deck Tiles



3 DECK PEDESTAL FLASHING
1 1/2" = 1'-0"

0 5 10 20

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

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No.	Description	Date

PROPOSED PLANS

Drawing Set: OGB PERMIT SET
Date: 03/17/2021

A102

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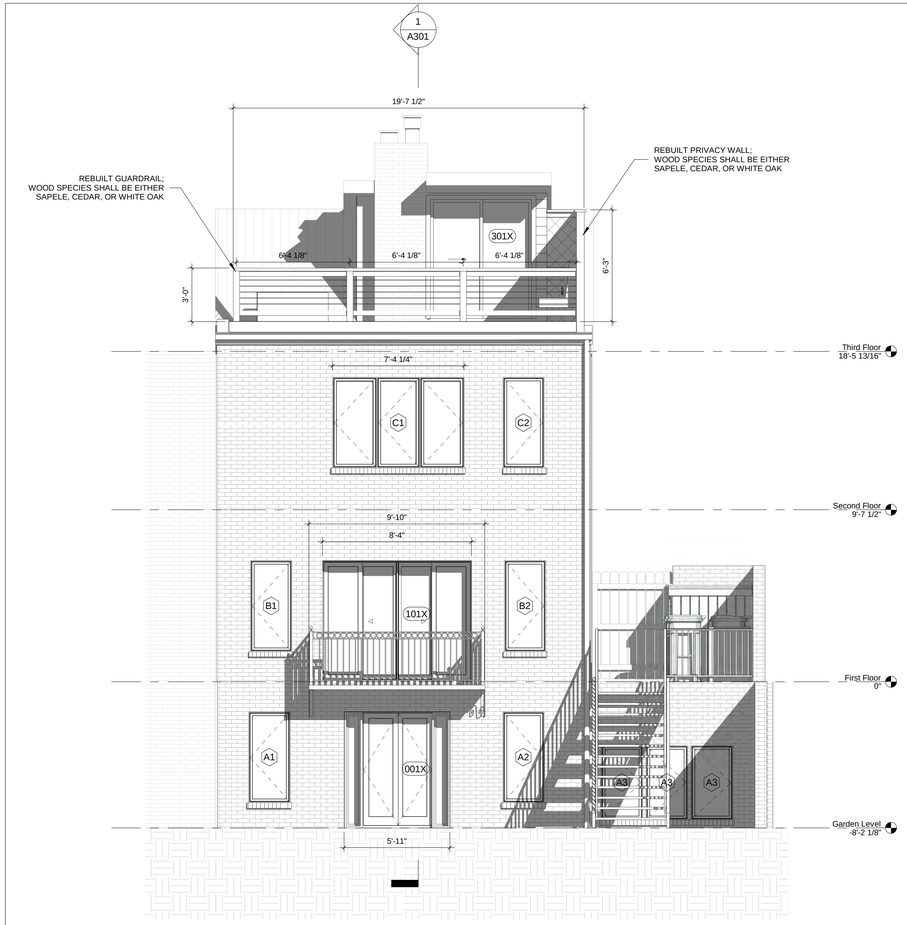
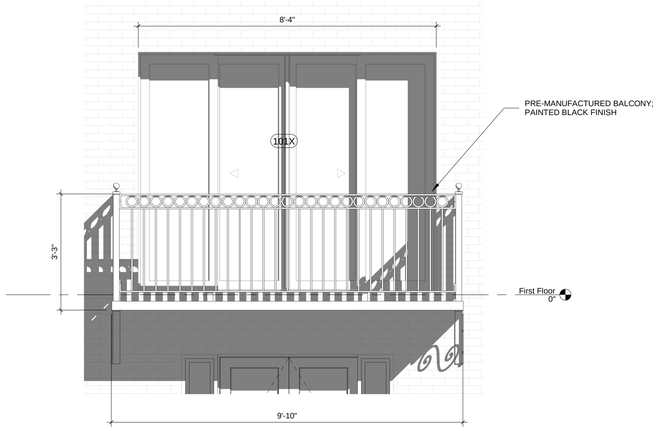
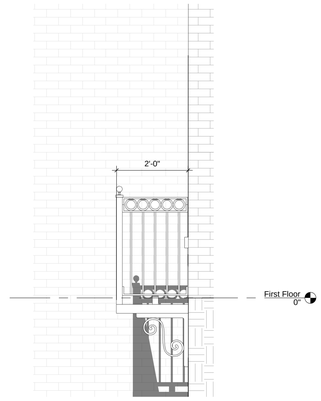


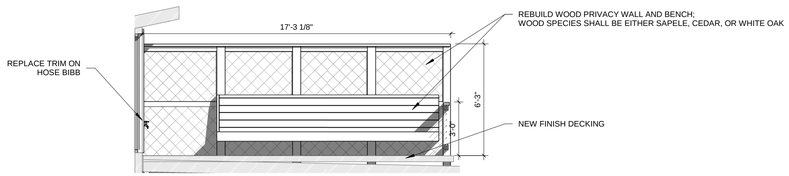
1 PROPOSED ELEVATION - EAST
1/4" = 1'-0"



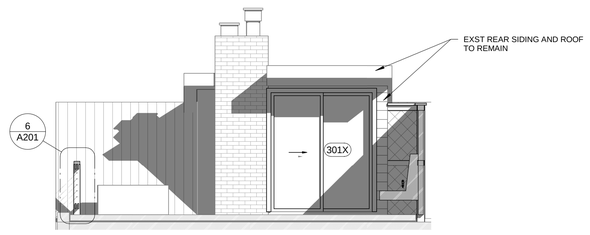
2 PROPOSED ELEVATION - REAR BALCONY
1/2" = 1'-0"



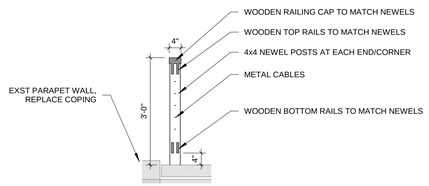
3 PROPOSED ELEVATION - REAR BALCONY
1/2" = 1'-0"



4 PROPOSED ELEVATION - ROOF DECK
1/4" = 1'-0"



5 PROPOSED ELEVATION - ROOF DECK
1/4" = 1'-0"



*WOOD SPECIES SHALL BE EITHER SAPELE, CEDAR, OR WHITE OAK

6 GUARDRAIL DETAIL @ ROOF
1/2" = 1'-0"

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GRAYLIN - FREY

1423 36TH ST, NW
WASHINGTON, DC 20015

No.	Description	Date

PROPOSED EXTERIOR ELEVATIONS

Drawing Set: OGB PERMIT SET
Date: 03/17/2021

A201

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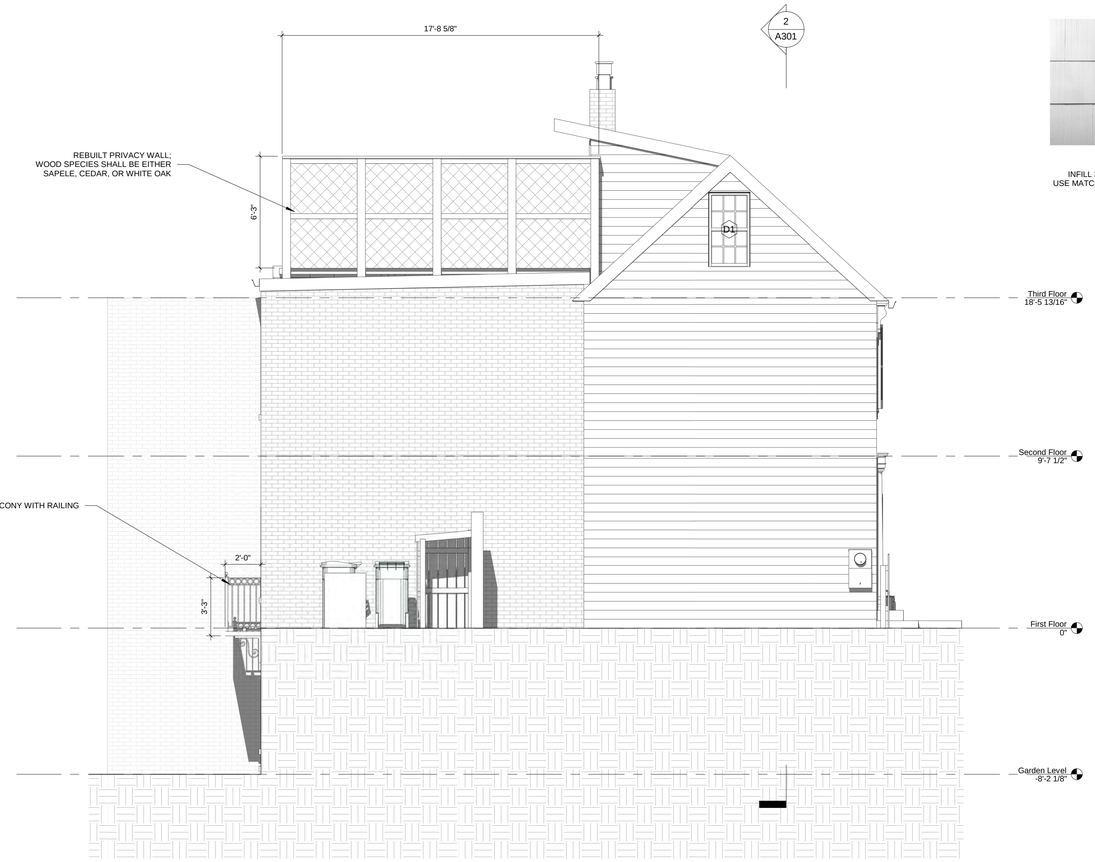
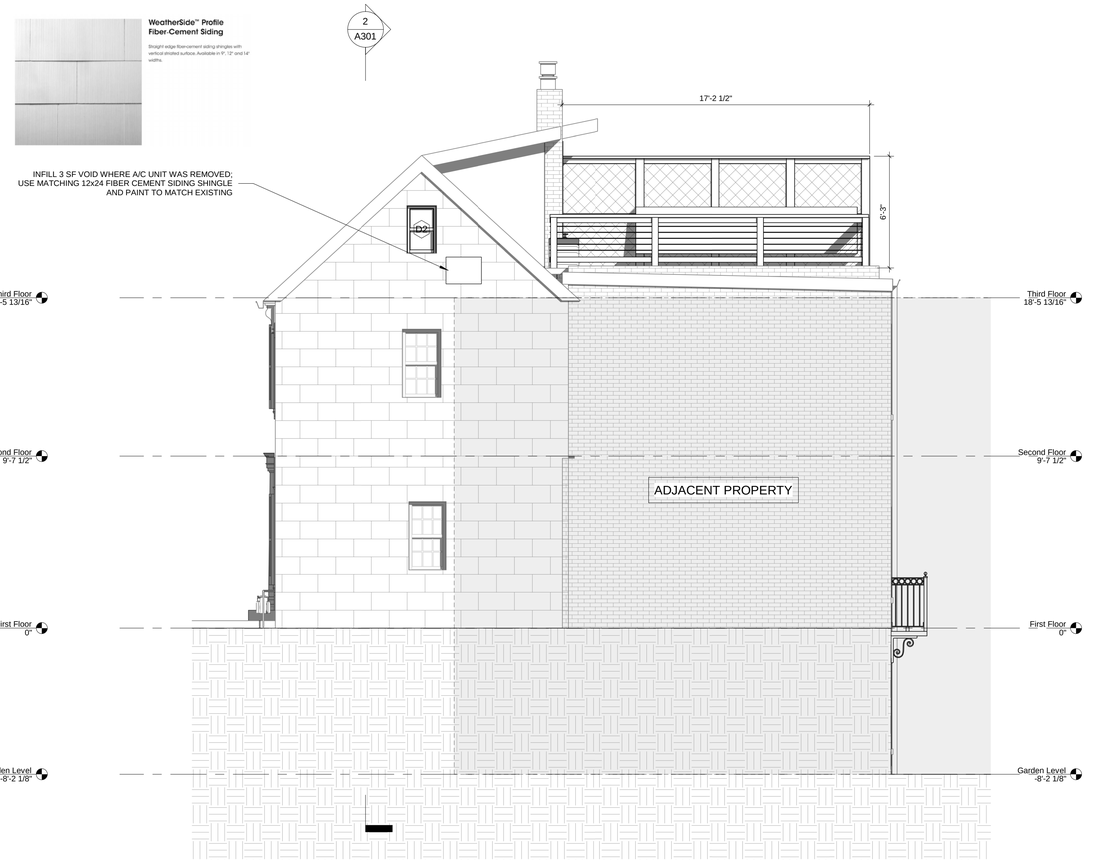


1 PROPOSED ELEVATION - NORTH
1/4" = 1'-0"

WeatherSide™ Profile Fiber-Cement Siding

Straight edge fiber-cement siding shingles with vertical-slotted surface. Available in 9", 12" and 14" widths.



2 PROPOSED ELEVATION - SOUTH
1/4" = 1'-0"

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WASHINGTON, DC 20015

No.	Description	Date

PROPOSED EXTERIOR ELEVATIONS

Drawing Set: OGB PERMIT SET
Date: 03/17/2021

A202

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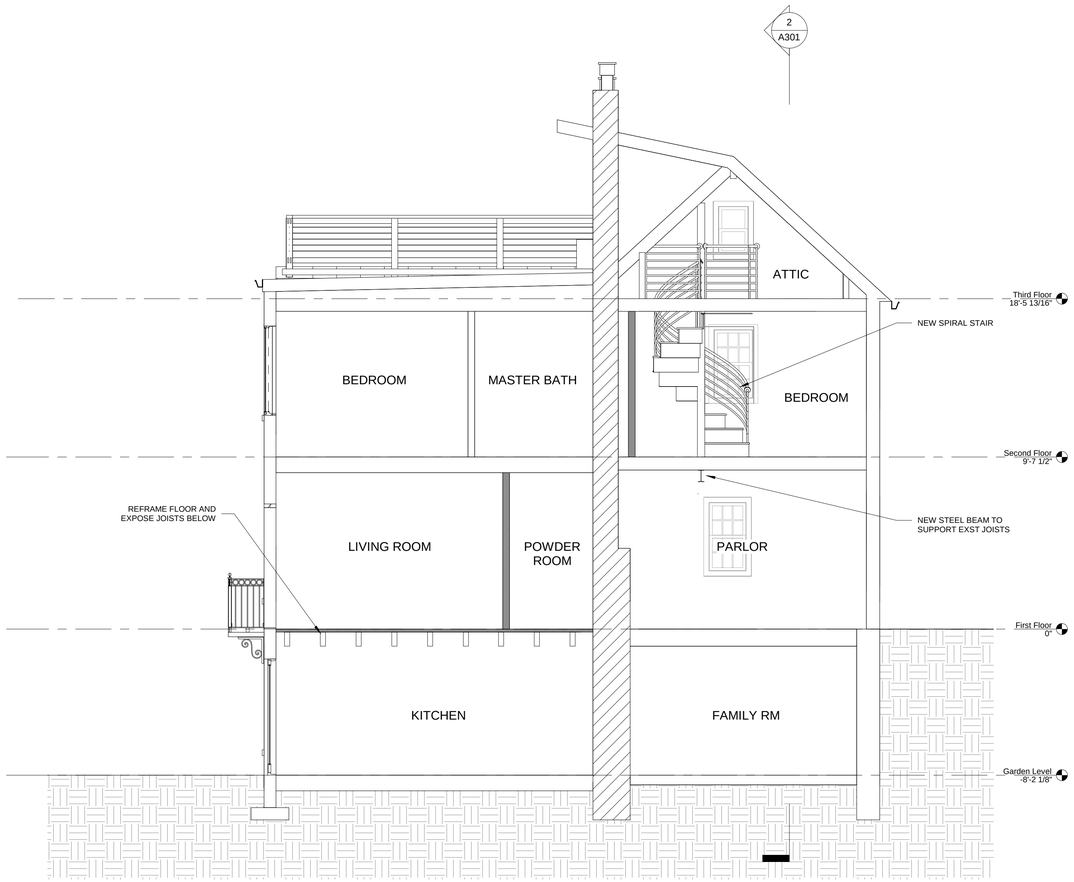
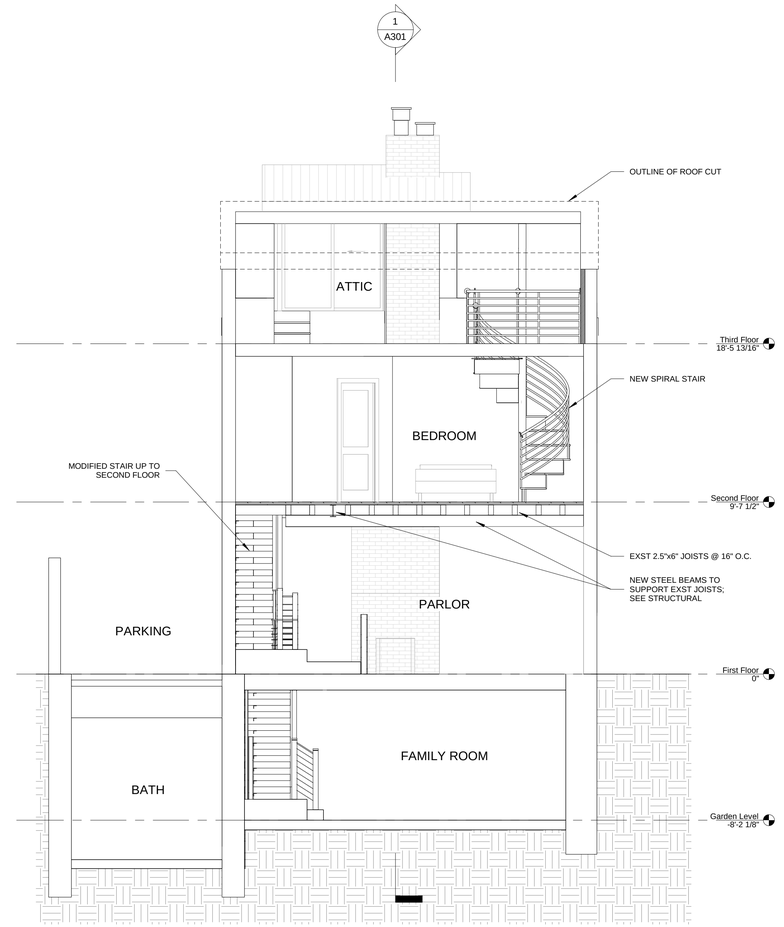


1 PROPOSED SECTION - LONGITUDINAL
1/4" = 1'-0"



2 PROPOSED SECTION - CROSS
1/4" = 1'-0"

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WASHINGTON, DC 20015

No.	Description	Date

BUILDING SECTIONS / THERMAL ENVELOPE

Drawing Set: OGB PERMIT SET
Date: 03/17/2021

A301

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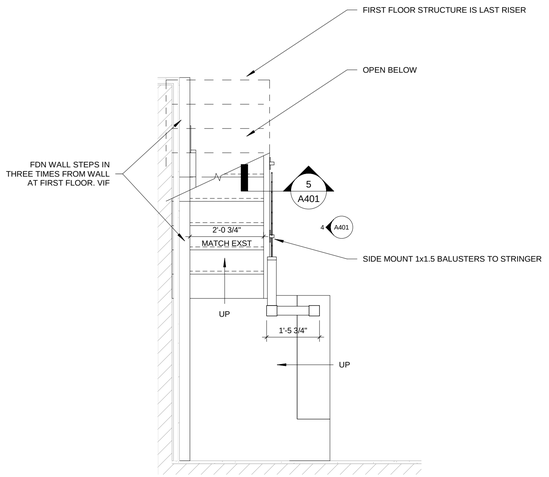
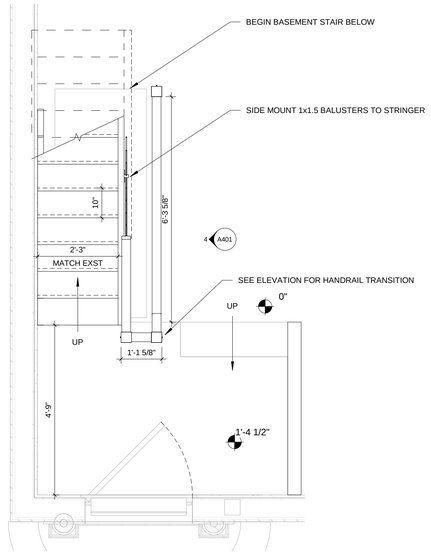
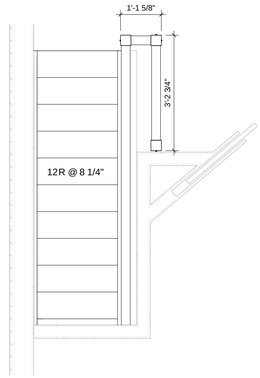


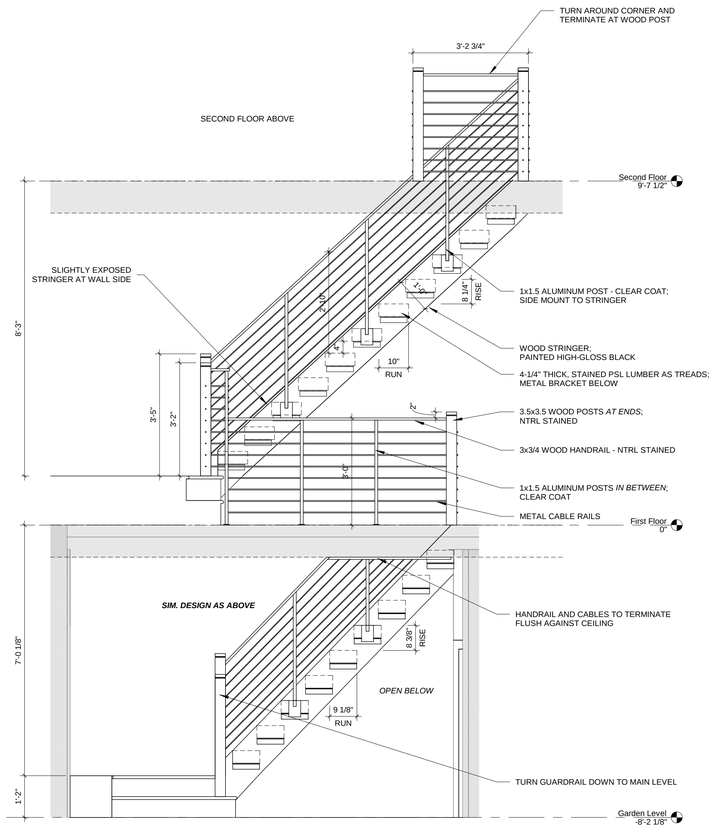
1 STAIR PLAN - GARDEN LEVEL (RISE, RUN, AND WIDTH WILL MATCH EXST STAIR)
1/2" = 1'-0"



2 STAIR PLAN - FIRST FLOOR (RISE, RUN, AND WIDTH WILL MATCH EXST STAIR)
1/2" = 1'-0"



3 STAIR PLAN - SECOND FLOOR
1/2" = 1'-0"



4 STAIR ELEVATION (RISE, RUN, AND WIDTH WILL MATCH EXST STAIR)
1/2" = 1'-0"

5 STRINGER DETAIL
1 1/2" = 1'-0"

EXST STAIR TO THIRD FLOOR

EXST STAIR TO THIRD FLOOR (UNDERSIDE)

SECOND FLOOR RAILING

SECOND FLOOR JOISTS AT STAIR

FIRST FLOOR STAIR

GARDEN LEVEL STAIR

6 EXISTING PHOTOS

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GRAYLIN - FREY

1423 36TH ST, NW
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No.	Description	Date

ENLARGED PLANS AND INTERIOR ELEVATIONS

Drawing Set: OGB PERMIT SET
Date: 03/17/2021

A401

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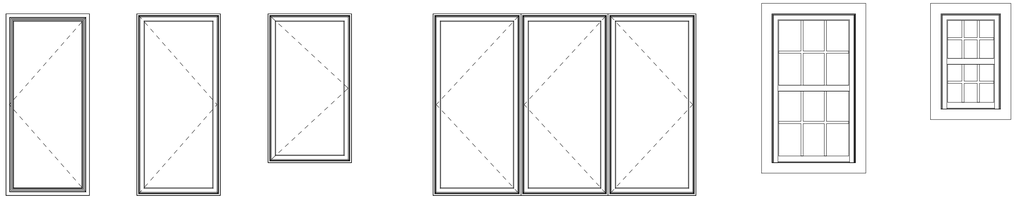
LEGEND FOR WINDOW AND DOOR GLASS TYPES

F = FIXED PANEL
IG = INSULATED GLASS
E = LOW E COATED
T = FULLY TEMPERED
O = OBSCURED
P = PATTERNED

EX EXISTING WINDOW - NO CHANGE

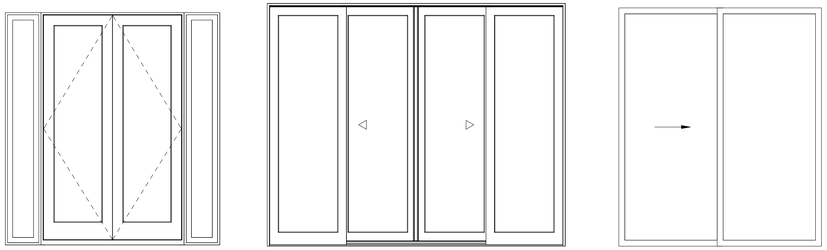
WINDOW TYPES



A1 IG-E T
B1 IG-E
A2 IG-E T
B2 IG-E
C2 IG-E EGRESS
A3 IG-E T EGRESS
C1 IG-E
D1 IG-E EGRESS
D2 IG-E

Window Schedule									
WT	Manufacturer	Type	Width	Height	Max U-Value	Max SHGC	Comments	Tempered	Count
A1	Marvin Windows and Doors	CASEMENT	2'-4"	5'-1"	0.3	0.22		Yes	1
A2	Marvin Windows and Doors	CASEMENT	2'-4"	5'-1"	0.3	0.22		Yes	1
A3	Marvin Windows and Doors	CASEMENT EGRESS	2'-4"	4'-2"	0.3	0.22	*EGRESS*	Yes	3
B1	Marvin Windows and Doors	CASEMENT	2'-4"	5'-1"	0.3	0.22			1
B2	Marvin Windows and Doors	CASEMENT	2'-4"	5'-1"	0.3	0.22			1
C1	Marvin Windows and Doors	CASEMENT UNIT	7'-4 1/4"	5'-1"	0.3	0.22	*MULLED UNIT*		1
C2	Marvin Windows and Doors	CASEMENT EGRESS	2'-4"	5'-1"	0.3	0.22	*EGRESS*		1
D1	Marvin Windows and Doors	DOUBLE HUNG EGRESS	2'-4"	4'-2"	0.29	0.26	*EGRESS*		1
D2	Marvin Windows and Doors	DOUBLE HUNG	1'-8"	2'-8"		0.26			1

DOOR TYPES



001X IG-E T
101X IG-E T
301X IG-E T

Door Schedule					
RH	Manufacturer	Type	Width	Height	Comments
001X	Marvin Windows and Doors	INSWING FRENCH	4'-0"	6'-6"	
101X	Marvin Windows and Doors	SLIDING PATIO	8'-4"	6'-9 1/2"	*TEMPERED*
301X	Marvin Windows and Doors	SLIDING PATIO	5'-8"	6'-8"	*TEMPERED*

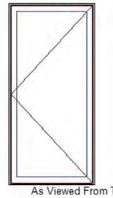
EXISTING CASING

1 EXISTING WINDOW PHOTOS

SPECIFICATIONS

TYP. CASEMENT WINDOW:

MARVIN



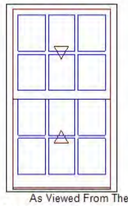
As Viewed From The Exterior

MO 32 1/4" X 66"
FS 31 3/4" X 65 3/4"
RO 32 3/4" X 66 1/4"
Egress Information
Width: 25 9/16" Height: 61 43/64"
Net Clear Opening: 10.95 SqFt
Performance Information
U-Factor: 0.31
Solar Heat Gain Coefficient: 0.29
Visible Light Transmittance: 0.49
Condensation Resistance: 59
CPD Number: MAR-N-350-11632-00001
Performance Grade
Licensee #992
AAMA/WDMA/CSA/101/I.S.2/A440-11
LC-PG50 914X1807 mm (36X71.13 in)
LC-PG50 DP +50/-50
FL13145
Paint Specification
Clad Exterior Color: AAMA 2605

Ebony Clad Exterior
Painted Interior Finish - Designer Black - Pine Interior
Ultimate Casement Push Out - Left Hand
Frame Size 31 3/4" X 65 3/4"
Rough Opening 32 3/4" X 66 1/4"
Ebony Clad Sash Exterior
Painted Interior Finish - Designer Black - Pine Sash Interior
IG - 3/4" - 1 Lite
Tempered Low E2 w/Argon
Black Perimeter Bar
Ogee Interior Glazing Profile
Standard Bottom Rail
Black Weather Strip
Matte Black Push Out Handle
Swinging Wood Screen
Charcoal Hi-Transparency Fbrgls Mesh
Painted Interior Finish - Designer Black - Pine
Ogee Interior Screen Profile
Screen Hardware
Concealed Hinge
Solid Wood Covers
5 1/4" Jambs
Nailing Fin
***Note: Unit Availability and Price is Subject to Change

TYP. DOUBLE-HUNG WINDOW:

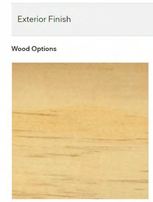
MARVIN



As Viewed From The Exterior

MO 31 1/2" X 51 3/4"
FS 31" X 51 1/2"
RO 32" X 52"
Egress Information
Width: 27 7/16" Height: 20 3/64"
Net Clear Opening: 3.82 SqFt
Performance Information
Product Performance Information is currently unavailable in the OMS for this product and glazing option. To request product performance information not in the OMS, contact your Marvin representative or submit an Assistance Request.
Performance Grade
No Performance Grade Information available.

Primed Pine Exterior
Painted Interior Finish - White - Pine Interior
Ultimate Wood Double Hung
Frame Size w/o Subsill
31" X 51 1/2"
Rough Opening w/o Subsill
32" X 52"
Top Sash
Primed Pine Sash Exterior
Painted Interior Finish - White - Pine Sash Interior
SG
Clear
ADL
Rectangular - Special Cut 3W2H
Ovolo Exterior Glazing Profile
Ovolo Interior Glazing Profile
No Energy Panel
Bottom Sash
Primed Pine Sash Exterior
Painted Interior Finish - White - Pine Sash Interior
SG
Clear
ADL
Rectangular - Special Cut 3W2H
Ovolo Exterior Glazing Profile
Ovolo Interior Glazing Profile
No Energy Panel
Antique Brass Sash Lock
White Jamb Hardware
Wood Screen
Charcoal Fiberglass Mesh
Primed Pine Finish
***Screen/Combo Ship Loose
4 9/16" Jambs
Exterior Casing - None
No Subsill
No Installation Method
***Note: Screen/Combo/Storm OSM based on factory applied casing and subsill. Field application may require special sizing.
***Note: ADL lite cuts are subject to approval.
***Note: Unit Availability and Price is Subject to Change

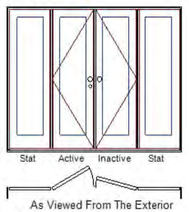


Authentic Divided Lite (ADL)

Separate pieces of glass are glazed between muntin bars - the way windows have been made since the beginning but with Marvin's updated design to increase energy efficiency.

TYP. DOOR DETAILS:

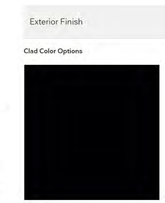
MARVIN



As Viewed From The Exterior

MO 103 1/4" X 83 1/2"
FS 102 3/4" X 83 1/4"
RO 103 3/4" X 83 3/4"
Egress Information
Width: 45 1/16" Height: 79 19/32"
Net Clear Opening: 24.91 SqFt
Performance Information
U-Factor: 0.3
Solar Heat Gain Coefficient: 0.22
Visible Light Transmittance: 0.39
Condensation Resistance: 62
CPD Number: MAR-N-392-60181-00001
ENERGY STAR: N, NC, SC, S
Performance Grade
Licensee #1077
AAMA/WDMA/CSA/101/I.S.2/A440-11
LC-PG40 3632X2426 mm (143X95.5 in)
LC-PG40 DP +40/-40
FI.4809
Paint Specification
Clad Exterior Color: AAMA 2605

Ebony Clad Exterior
Painted Interior Finish - Designer Black - Pine Interior
Ultimate Inswing French Door 6 9/16" - OXXO Left Hand
Masonry Opening 103 1/4" X 83 1/2"
Rough Opening 103 3/4" X 83 3/4"
Traditional Panels
Left Panel
Ebony Clad Sash Exterior
Painted Interior Finish - Designer Black - Pine Sash Interior
IG - 1 Lite
Tempered Low E2 w/Argon
Black Perimeter Bar
Ogee Interior Glazing Profile
Left Center Panel
Ebony Clad Sash Exterior
Painted Interior Finish - Designer Black - Pine Sash Interior
IG - 1 Lite
Tempered Low E2 w/Argon
Black Perimeter Bar
Ogee Interior Glazing Profile
Right Center Panel
Ebony Clad Sash Exterior
Painted Interior Finish - Designer Black - Pine Sash Interior
IG - 1 Lite
Tempered Low E2 w/Argon
Black Perimeter Bar
Ogee Interior Glazing Profile
Right Panel
Ebony Clad Sash Exterior
Painted Interior Finish - Designer Black - Pine Sash Interior
IG - 1 Lite
Tempered Low E2 w/Argon
Black Perimeter Bar
Ogee Interior Glazing Profile
Traditional Lever(s)
Multi-Point Lock on Active Panel
Oil Rubbed Bronze PVD Active Exterior Handle Set on Active Panel Keyed
Oil Rubbed Bronze PVD Active Interior Handle Set on Active Panel
Multi-Point Lock on Inactive Panel
Oil Rubbed Bronze PVD Inactive Exterior Handle Set on Inactive Panel
Oil Rubbed Bronze PVD Inactive Interior Handle Set on Inactive Panel
Dark Bronze Adjustable Hinges 3 Per Panel
Exterior Ultimate Sliding Screen w/ Roller Assembly
Ebony Surround



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GRAYLIN - FREY

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No.	Description	Date

WINDOW AND DOOR SCHEDULE

Drawing Set OGB PERMIT SET
Date 03/17/2021

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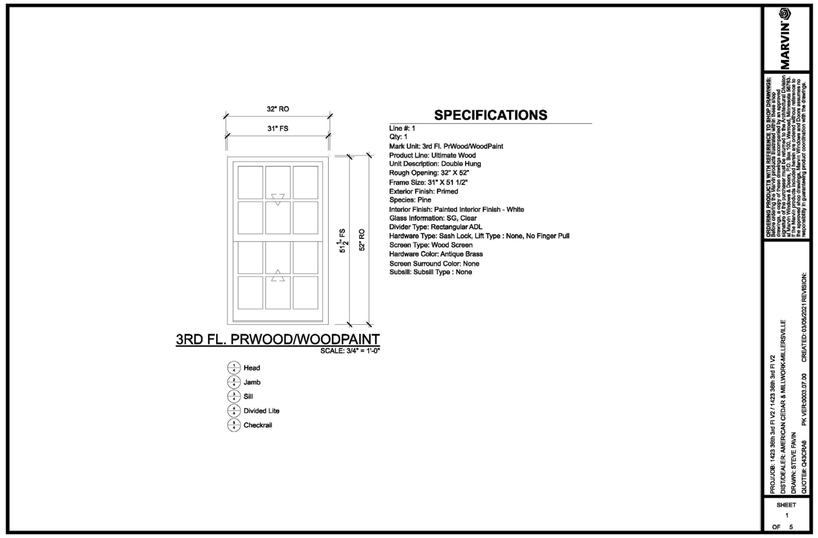
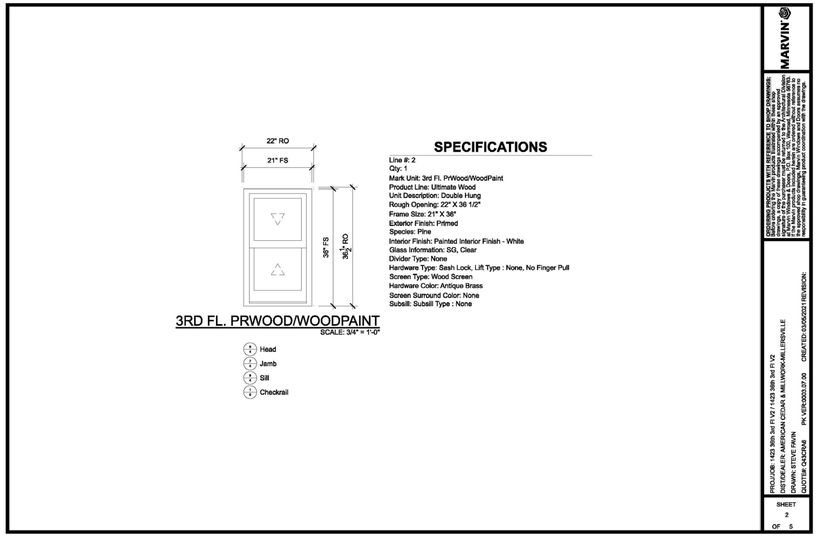
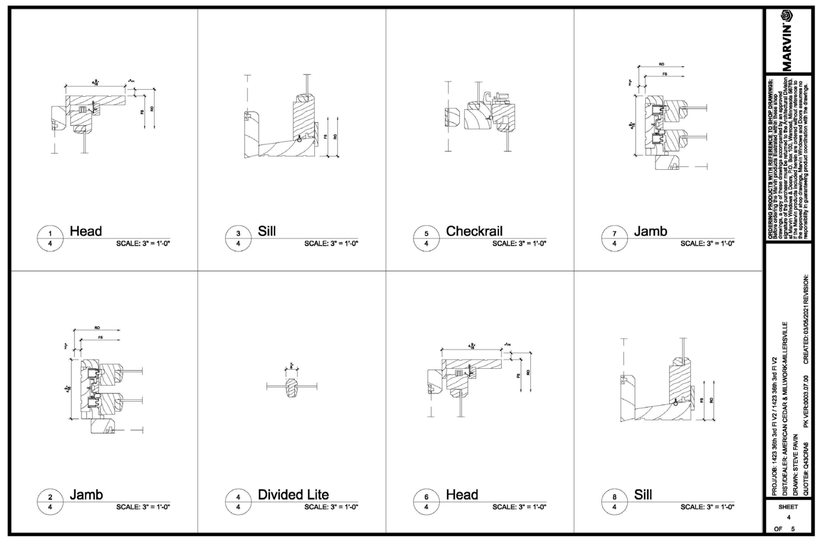
SECTION DETAILS

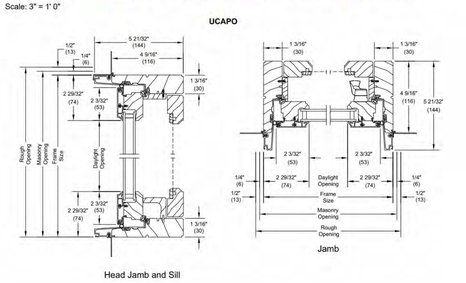
TYP. DOUBLE-HUNG WINDOW:



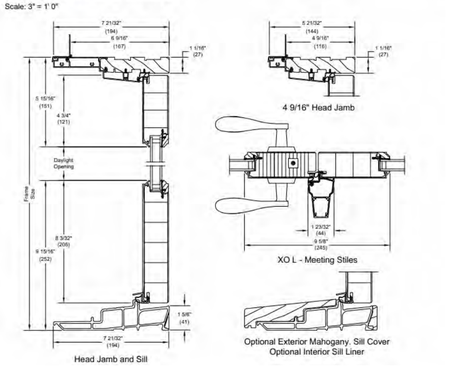




TYP. CASEMENT WINDOW:



TYP. DOOR DETAILS:



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GRAYLIN - FREY

1423 36TH ST, NW
WASHINGTON, DC 20015

No.	Description	Date

WINDOW AND DOOR DETAILS

Drawing Set: OGB PERMIT SET
Date: 03/17/2021

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GENERAL STRUCTURAL NOTES

A. BUILDING CODES AND STANDARDS

1. THE FOLLOWING CODES AND STANDARDS, INCLUDING ALL SPECIFICATION REFERENCED WITHIN, SHALL APPLY TO THE DESIGN, CONSTRUCTION, QUALITY CONTROL AND SAFETY OF ALL WORK PERFORMED ON THE PROJECT.
   a. "INTERNATIONAL RESIDENTIAL CODE - 2015", INTERNATIONAL CODE COUNCIL
   b. "MINIMUM DESIGN LOADS FOR BUILDING AND OTHER STRUCTURES", (ANSI/ASCE 7-10) AMERICAN SOCIETY OF CIVIL ENGINEERS.
   c. "DISTRICT OF COLUMBIA BUILDING CODE SUPPLEMENT OF 2017, DCMR 12A BUILDING CODE" (D.C. SUPPLEMENT TO THE 2015 INTERNATIONAL BUILDING CODE).
2. ADDITIONAL CODES FOR MATERIALS SHALL BE FOUND IN THE APPROPRIATE SECTIONS THAT FOLLOW. SEE THOSE SECTIONS FOR THE APPLICABLE CODES.

B. DESIGN LOADS

1. GRAVITY - DEAD LOADS (INCLUDING STRUCTURE DEAD LOADS)

AREA	PSF
a. WOOD FRAMED FLOORS	10
b. ROOF	15

2. GRAVITY - LIVE LOADS
   LIVE LOAD REDUCTION (LLR) APPLIED PER CODE

AREA	PSF
a. SLEEPING ROOMS	30
b. ROOMS OTHER THAN SLEEPING	40
c. LOBBIES / STAIRS / EXITS	40
d. DECKS/BALCONIES	60

3. GRAVITY - ROOF LIVE LOADS
   a. ROOF LIVE LOAD — 30 PSF MINIMUM (SNOW LOAD IS USED WHEN GREATER THAN 30 PSF) — CONCENTRATED 300 POUNDS
   b. ROOF SNOW LOAD (PLUS DRIFTING WHERE APPLICABLE)
      (1) Pg= 30
      (2) Pf = 25
      (3) Ce = 1.0
      (4) I = 1.0
      (5) Ct = 1.2
4. LATERAL LOADS - WIND
   a. ULTIMATE WIND SPEED (3-SECOND GUST) 115 MPH
   b. RISK CATEGORY: II
   c. EXPOSURE CATEGORY: B
   d. INTERNAL PRESSURE COEFFICIENT: GCpi = +/- 0.18
   e. COMPONENTS AND CLADDING:
      (1) ACTUAL PRESSURE(S) ON EVERY COMPONENT AND CLADDING ELEMENT SHALL BE DETERMINED BY THE LICENSED PROFESSIONAL ENGINEER RESPONSIBLE FOR THE STRUCTURAL DESIGN ON SUCH ELEMENTS.
5. LATERAL LOADS - SEISMIC
   a. RISK CATEGORY: II
   b. SEISMIC IMPORTANCE FACTOR: IE = 1.0
   c. MAPPED SPECTRAL RESPONSE ACCELERATIONS :
      (1) SS = .119
      (2) S1 = .051
   d. SITE CLASS: D
   e. SPECTRAL RESPONSE COEFFICIENTS :
      (1) SDS = .126
      (2) SD1 = .082
   f. SEISMIC DESIGN CATEGORY: B
6. LATERAL LOADS - EARTH PRESSURE
   a. LATERAL EQUIVALENT FLUID PRESSURE
      (1) AT REST CONDITION (BRACED WALLS): 60 PSF/FT OF DEPTH
      (2) ACTIVE CONDITION (CANTILEVERED RETAINING WALLS): 38 PSF/FT OF DEPTH
7. FLOOD DESIGN DATA: NA
8. SPECIAL LOADS: NA

C. FOUNDATION / EARTH WORK

1. DESIGN DATA:
   a. NO GEOTECHNICAL REPORT WAS PROVIDED.
   b. ALL FOUNDATIONS SHALL BEAR A MINIMUM OF 2'-6" BELOW GRADE. IN CASE OF CONFLICT, NOTIFY THE ARCHITECT AND STRUCTURAL ENGINEER IN ADVANCE OF ANY CONSTRUCTION TO ALLOW FOR ADJUSTMENT.
2. FOUNDATION SYSTEM
   a. SPREAD FOOTINGS
      (1) BUILDING SPREAD AND STRIP FOOTINGS SHALL BEAR ON UNDISTURBED NATURAL SOILS OR PROPERLY PLACED AND COMPACTED ENGINEERED FILL WITH AN ALLOWABLE BEARING PRESSURE OF 1,500 PSF.
      (2) NEW FOOTING BEARING ELEVATIONS ARE TO MATCH ADJACENT EXISTING FOOTING BEARING WHERE APPLICABLE UNLESS INDICATED OTHERWISE ON PLANS.
3. GENERAL
   a. SEE THE SPECIFICATIONS AND GEOTECHNICAL REPORT REQUIREMENTS FOR EXCAVATION AND PREPARATION OF THE FOUNDATION AND SLAB-ON-GRADE SUBGRADE, INCLUDING COMPACTION PROCEDURES. REQUIREMENTS CONTAINED IN THE GEOTECHNICAL REPORT ARE PART OF THIS WORK.
   b. CONTRACTOR SHALL VERIFY ALL EXISTING FIELD CONDITIONS THAT MAY AFFECT THE INSTALLATION OF THE FOUNDATION SYSTEM AS SHOWN PRIOR TO STARTING WORK. SEE ALSO NOTES UNDER THE "CONSTRUCTION" SECTION.
   c. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND PROTECTING ALL EXISTING UTILITIES, EXISTING STRUCTURES, ETC., WHETHER INDICATED OR NOT, WHICH MAY BE AFFECTED BY THE CONSTRUCTION PROCESS.
   d. UTILITY LINES SHALL NOT BE PLACED THROUGH OR BELOW FOUNDATIONS WITHOUT THE STRUCTURAL ENGINEER'S APPROVAL.
   e. BEARING ELEVATIONS INDICATED ON THE DRAWINGS ARE ESTIMATED FROM SOIL BEARING DATA INDICATED IN THE GEOTECHNICAL REPORT. PRIOR TO PLACING FOUNDATIONS, AN EXPERIENCED, QUALIFIED GEOTECHNICAL ENGINEER SHALL MAKE DETERMINATION OF FINAL BEARING ELEVATIONS AND VERIFICATION OF ALLOWABLE BEARING PRESSURE.
   f. CONCRETE FOR FOUNDATIONS SHALL BE POURED ON THE SAME DAY SUBGRADE APPROVAL IS GIVEN BY THE GEOTECHNICAL ENGINEER.
   g. THE SLOPE BETWEEN THE LOWER EDGES OF ADJACENT FOUNDATIONS SHALL NOT EXCEED 45 DEGREES WITH THE HORIZONTAL, UNLESS INDICATED OTHERWISE ON PLANS. MAINTAIN A 1:1 SLOPE FROM BOTTOM EDGE OF ANY EXCAVATION.
   h. FOLLOWING REQUIRED STRIPPING OPERATIONS, ANY PROOFROLLING SHALL BE AS DIRECTED BY AN EXPERIENCED, QUALIFIED GEOTECHNICAL ENGINEER. THE PURPOSE OF THE PROOFROLLING WILL BE TO LOCATE ANY ISOLATED AREAS OF SOFT OR LOOSE SOILS REQUIRING IMPROVEMENT OR REPLACEMENT. SOFT AREAS SHALL BE UNDERCUT AND REPLACED BY PROPERLY COMPACTED MATERIALS.
   i. ALL SHORING, SHEETING, AND DEWATERING SHALL BE THE TOTAL RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR'S ENGINEER REGISTERED IN THE PROJECT'S JURISDICTION SHALL DESIGN SHEETING AND SHORING. ALL SUBMITTALS SHALL BEAR THE ENGINEER'S SEAL AND SIGNATURE.
4. BACKFILL
   a. ALL BACKFILL SHALL BE ACCOMPLISHED USING MATERIAL APPROVED BY THE GEOTECHNICAL ENGINEER, WITH OPTIMUM MOISTURE CONTENT FOR COMPACTING AND SHALL BE FREE OF DEBRIS.
   b. NO BACKFILL MATERIAL SHALL BE PLACED AGAINST FOUNDATION WALLS UNTIL THE UPPER FLOORS BRACING THE WALLS ARE IN PLACE FOR AT LEAST 3 DAYS OR A MINIMUM OF 3000 PSI, OR ADEQUATE TEMPORARY BRACING, AS DESIGNED BY THE CONTRACTOR'S ENGINEER, IS INSTALLED. THE CONTRACTOR'S ENGINEER REGISTERED IN THE PROJECT'S JURISDICTION SHALL DESIGN ANY REQUIRED BRACING. ALL SUBMITTALS SHALL BEAR THE ENGINEER'S SEAL AND SIGNATURE.
   c. WHERE THE FINAL GRADE ELEVATIONS ARE APPROXIMATELY EQUAL ON BOTH SIDES OF A WALL, BACKFILL IN LIFTS TO MAINTAIN LEVEL ELEVATIONS WITHIN 12" ON BOTH SIDES AT ANY TIME.
5. STRUCTURAL FILL
   a. REFER TO SPECIFICATIONS AND GEOTECHNICAL REPORT REQUIREMENTS FOR COMPACTED STRUCTURAL FILL. REQUIREMENTS CONTAINED IN THIS GEOTECHNICAL REPORT ARE PART OF THIS WORK. INSPECTION OF THE PLACEMENT OF COMPACTED STRUCTURAL FILL SHALL BE BY AN EXPERIENCED, QUALIFIED GEOTECHNICAL ENGINEER.
   b. APPROVED MATERIAL SHOULD BE PLACED IN LIFTS NOT EXCEEDING 8 INCHES ON LOOSE THICKNESS. MOISTURE CONDITIONED AS REQUIRED TO ACHIEVE COMPACTION TO A MINIMUM OF 95% OF THE MAXIMUM DENSITY OBTAINED IN ACCORDANCE WITH ASTM SPECIFICATION D-698 (STANDARD PROCTOR) FOR FILL BELOW FOOTINGS. COMPACTION OF FILL SOILS USED AS SUBGRADE FOR SLABS-ON-GRADE CONSTRUCTION SHALL BE SIMILARLY COMPACTED TO 95% OF THE MAXIMUM DENSITY IN ACCORDANCE WITH ASTM SPECIFICATION D-698 (STANDARD PROCTOR).

D. CONSTRUCTION

1. GENERAL
   a. THESE DRAWINGS REPRESENT THE COMPLETED PROJECT WHICH HAS BEEN DESIGNED FOR THE WEIGHTS OF MATERIALS AND FOR THE SUPERIMPOSED LOADS INDICATED ON THE DRAWINGS IN THE DESIGN LOADS SECTION OF THE GENERAL NOTES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ALLOWABLE CONSTRUCTION LOADS AND TO PROVIDE PROPER DESIGN AND CONSTRUCTION OF FORMWORK, STAGINGS, BRACING, SHEETING AND SHORING, RESHORING, ETC. THIS INCLUDES THAT REQUIRED FOR THE CONTRACTOR VEHICLES, FORKLIFTS, MOBILE CRANES, MATERIAL STORAGE, ETC. MEANS AND METHODS OF CONSTRUCTION IS SOLELY THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. ANY DRAWINGS AND/OR CALCULATIONS RELATED TO THE MEANS AND METHODS OF CONSTRUCTION (AS NOTED ABOVE) SHALL BE SUBMITTED TO THE STRUCTURAL ENGINEER OF RECORD FOR REVIEW AND SHALL BE SIGNED AND SEALED BY AN ENGINEER REGISTERED IN THE PROJECT'S JURISDICTION AND RETAINED BY THE CONTRACTOR.
   b. IN CASE OF CONFLICT BETWEEN THE GENERAL NOTES, DETAILS AND SPECIFICATIONS, THE MOST RIGID REQUIREMENTS SHALL GOVERN.
   c. WORK NOT INCLUDED ON THE DRAWINGS BUT IMPLIED TO BE SIMILAR TO THAT SHOWN AT CORRESPONDING PLACES ELSEWHERE ON THE DRAWINGS SHALL BE REPEATED.
   d. IMPLEMENTING JOB SITE SAFETY AND CONSTRUCTION PROCEDURES ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
   e. DRAWINGS SHALL NOT BE SCALED TO OBTAIN LAYOUT INFORMATION OR DIMENSIONS.
   f. ALL DIMENSIONS LOCATING STRUCTURAL ELEMENTS AND SLAB EDGES, ETC., MUST BE VERIFIED WITH THE ARCHITECTURAL DRAWINGS BY THE GENERAL CONTRACTOR. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCY.
   g. ALL COSTS OF INVESTIGATION AND/OR REDESIGN, DUE TO THE CONTRACTOR MIS-LOCATION OF STRUCTURAL ELEMENTS OR OTHER LACK OF CONFORMANCE WITH THE PROJECT DOCUMENTS, SHALL BE AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL PROVIDE THEIR OWN ENGINEERING OR CONTRACT DIRECTLY WITH THE STRUCTURAL ENGINEER OF RECORD FOR THESE SERVICES.
   h. CONTRACTOR SHALL REFER TO ARCHITECTURAL, MECHANICAL, PLUMBING, ELECTRICAL, LAUNDRY AND FOOD SERVICE DRAWINGS FOR SIZE AND LOCATIONS OF OPENINGS, SLEEVES, CONCRETE HOUSEKEEPING PADS, INSERTS, AND DEPRESSIONS.
   i. SEE ARCHITECTURAL DRAWINGS AND SPECIFICATIONS FOR DETAILED INFORMATION REGARDING FINISHES, FIREPROOFING, WATERPROOFING, ETC.

E. CONCRETE

1. CODES
   a. "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE, ACI 318-11", AMERICAN CONCRETE INSTITUTE.
   b. "SPECIFICATIONS FOR STRUCTURAL CONCRETE, ACI 301".
   c. "MANUAL OF STANDARD PRACTICE", CONCRETE REINFORCING STEEL INSTITUTE.
2. MATERIALS
   a. THE FOLLOWING ASTM STANDARDS AND DESIGN STRESSES SHALL BE USED FOR THE APPROPRIATE MATERIALS USED IN THE CONSTRUCTION OF THIS PROJECT.

APPLICATION	f'c @ 28 DAYS	WEIGHT (PCF)	W/C (MAX)*
SLABS-ON-GRADE (INTERIOR)	3000	145	0.50
SLABS-ON-GRADE (EXTERIOR)	4500	145	0.45
WALLS	4000	145	0.50
FOOTINGS	3000	145	0.55

   PUMP MIXES: MAXIMUM WATER/CEMENT RATIO MUST BE MAINTAINED. IF ADDITIONAL WORKABILITY IS REQUIRED FOR PUMPED PLACEMENT, THE HIGH OR MID-RANGE WATER REDUCERS SHALL BE USED IN LIEU OF ADDITIONAL WATER.
   b. CEMENT: ASTM C150; TYPE I OR III. ASTM C150; TYPE II FOR CONCRETE IN CONTACT WITH EARTH
   c. CEMENT SUBSTITUTES: ASTM C595, TYPE IS (LIMIT TO 50% MAX OF CEMENTITIOUS CONTENT BY WEIGHT)
   d. AGGREGATES: ASTM C33 (NORMAL WEIGHT)
   e. AIR: AIR-ENTRAINING ADMIXTURE TO COMPLY WITH ASTM C260.

SLAB ON GRADE (EXTERIOR)	6% ± 1 1/2
FOUNDATIONS	6% ± 1 1/2

   *AIR CONTENT OF TROWEL FINISHED FLOORS SHALL NOT EXCEED 3%
   f. REINFORCEMENT:

DEFORMED REINFORCING BARS	ASTM A615, GRADE 60
WELDED WIRE FABRIC (WWF)	ASTM A185

   g. ANCHORING SYSTEMS:
      MANUFACTURER'S TRAINING OF ADHESIVE OR MECHANICAL ANCHOR SYSTEMS ARE REQUIRED PRIOR TO ANCHOR INSTALLATION.

ADHESIVE ANCHORS	HILTI HIT-HY200 WITH HIT Z RODS OR HIT-RE 500V3 WITH HAS RODS SYSTEM OR ENGINEERED EQUAL
EXPANSION ANCHORS	HILTI KWIK BOLT TZ OR ENGINEERED EQUAL

      ENGINEERED EQUAL TO REQUIRE SIGNED AND SEALED CALCULATIONS, BY ENGINEER REGISTERED IN PROJECT JURISDICTION, FOR STRENGTH DESIGN WITH CRACKED SECTIONS BASED ON ACI APPENDIX D.
   h. NON-SHRINK GROUT: ASTM C-1107. EUCLID DRY PACK GROUT OR APPROVED EQUAL
3. CAST-IN-PLACE
   a. REINFORCING STEEL CLEAR COVER SHALL BE AS FOLLOWS UNLESS NOTED OTHERWISE:
      (1) NON-POST-TENSIONED CONCRETE:
      - CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH — 3"
      - CONCRETE EXPOSED TO EARTH OR WEATHER
        #6 BARS AND LARGER
        #5 BARS AND SMALLER — 1 1/2"
      - CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND
        SLABS, WALLS AND JOISTS
        #11 BARS AND SMALLER — 3/4"
        BEAMS, AND COLUMNS:
        PRIMARY REINFORCEMENT, TIES, STIRRUPS, AND SPIRALS — 1 1/2"
   b. NO SPLICES OF REINFORCEMENT SHALL BE PERMITTED EXCEPT AS DETAILED OR AUTHORIZED BY THE STRUCTURAL ENGINEER. MAKE BARS CONTINUOUS AROUND CORNERS. WHEN PERMITTED, SPLICES SHALL BE MADE BY CONTACT TENSION LAP SPLICES, UNLESS OTHERWISE NOTED.
   c. WELDED WIRE FABRIC REINFORCEMENT SHALL BE SUPPLIED IN SHEETS, EXCEPT FOR SLAB ON GRADE CONSTRUCTION WHERE ROLLS MAY BE USED. LAP TWO FULL MESH LENGTHS AT SPLICES AND WIRE TOGETHER.
   d. NO WELDING OF REINFORCING SHALL BE PERMITTED UNLESS SPECIFICALLY CALLED FOR OR APPROVED BY THE STRUCTURAL ENGINEER.
   e. PROVIDE PLASTIC TIPPED BOLSTERS AND CHAIRS AT ALL LOCATIONS WHERE THE CONCRETE SURFACE IN CONTACT WITH THE BOLSTERS OR CHAIRS IS EXPOSED.
   f. CONSTRUCTION JOINTS AND CONTROL JOINTS IN SLABS ON GRADE SHALL BE ARRANGED TO LIMIT MAXIMUM LENGTH BETWEEN JOINTS TO 15'-0" IN ANY DIRECTION. ALLOW A MINIMUM OF 48 HOURS TIME BETWEEN PLACEMENT OF ADJACENT SECTIONS.
   g. ALL FORMWORK, SHORING, AND RESHORING, SHALL BE DESIGNED BY THE CONTRACTOR'S ENGINEER REGISTERED IN THE PROJECT'S JURISDICTION. ALL SUBMISSIONS SHALL BEAR THE ENGINEER'S SEAL AND SIGNATURE.
   h. NO SLEEVES SHALL BE PLACED THROUGH ANY CONCRETE ELEMENT UNLESS SHOWN ON THE STRUCTURAL DRAWINGS, APPROVED SLEEVING SHOP DRAWINGS OR SPECIFICALLY AUTHORIZED IN WRITING BY THE STRUCTURAL ENGINEER.
   i. ALL INSERTS AND SLEEVES SHALL BE CAST-IN-PLACE WHENEVER FEASIBLE. DRILLED OR POWDER ACTUATED FASTENERS WILL BE PERMITTED ONLY WHEN PROVEN TO THE SATISFACTION OF THE STRUCTURAL ENGINEER THAT THE FASTENERS WILL NOT SPALL THE CONCRETE NOR DAMAGE ANY STRUCTURAL ELEMENT AND HAVE THE SAME CAPACITY AS CAST-IN-PLACE INSERTS.
   j. CORE DRILLING OF FOUNDATIONS, BEAMS, JOISTS, SLABS, COLUMNS OR ANY POST-TENSIONED MEMBERS SHALL NOT BE PERMITTED UNLESS AUTHORIZED IN WRITING BY THE STRUCTURAL ENGINEER.
   k. WHEN INSTALLING EXPANSION ANCHORS OR ADHESIVE ANCHORS, THE CONTRACTOR SHALL TAKE MEASURES TO AVOID DRILLING OR CUTTING OF ANY EXISTING REINFORCING AND DESTRUCTION OF CONCRETE. MANUFACTURER'S TRAINING OF ADHESIVE OR MECHANICAL ANCHOR SYSTEMS ARE REQUIRED PRIOR TO ANCHOR INSTALLATION.
   l. WHERE REQUIRED ON ARCHITECTURAL DRAWINGS, PROVIDE CONTINUOUS WATERSTOP AT ALL HORIZONTAL AND VERTICAL CONSTRUCTION JOINTS IN ALL ELEVATOR PITS AND OTHER PIT WALLS.
   m. CHAMFER ALL EXPOSED CONCRETE CORNERS, 3/4" x 3/4" MINIMUM, UNLESS NOTED OTHERWISE ON ARCHITECTURAL DRAWINGS.
   n. THE CONCRETE SLABS SHALL BE FINISHED, WITHIN A.C.I. TOLERANCE, TO THE ELEVATIONS INDICATED ON THE DRAWINGS AND FOR THE FLATNESS REQUIREMENTS IN THE SPECIFICATIONS. CONTRACTOR SHALL PROVIDE, AT THEIR COST, ADDITIONAL CONCRETE AS REQUIRED DUE TO FORMWORK AND FRAMING DEFLECTION TO ACHIEVE THE FINISHED TOP OF SLAB ELEVATION.

F. MASONRY

1. CODES
   a. "BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES, ACI 530 / ASCE 5" AND "SPECIFICATIONS FOR MASONRY STRUCTURES, ACI 530.1 / ASCE 6".
2. MATERIALS
   a. LOAD BEARING CONCRETE — HOLLOW AND SOLID - ASTM C90, NORMAL MASONRY UNITS WEIGHT, NET AREA COMPRESSIVE STRENGTH OF CONCRETE MASONRY UNITS = 1900 PSI.
   b. FACE BRICK — BRICK - ASTM C55, MINIMUM COMPRESSIVE STRENGTH ON NET AREA = 2000 PSI. ASTM C216 (CLAY OR SHALE), MINIMUM COMPRESSIVE STRENGTH ON NET AREA = 2000 PSI.
   c. MORTAR — ASTM C270 - TYPE S (BELOW GRADE) TYPE S (ABOVE GRADE)
   d. GROUT — ASTM C476, MINIMUM COMPRESSIVE STRENGTH ON NET AREA = 2000 PSI.
   f. HORIZONTAL JOINT REINFORCING — ASTM A82, 9 GAGE TRUSS-TYPE GALVANIZED
   g. COMPRESSIVE STRENGTH OF MASONRY — F'm = 1500 PSI, UNIT STRENGTH METHOD OR PRISM TEST METHOD PER ACI 530/ASCE 5
3. GENERAL
   a. PROVIDE STANDARD WEIGHT GALVANIZED HORIZONTAL JOINT REINFORCEMENT IN WALLS AND PARTITIONS AT 16" O.C. UNLESS OTHERWISE SHOWN OR NOTED. PROVIDE ONE PIECE PREFABRICATED UNITS AT 8" O.C. AT ALL WALL CORNERS AND INTERSECTIONS. LAP REINFORCEMENT A MIN OF 2 BARS.
   b. PROVIDE MASONRY ANCHORS AT 16" O.C. SET ON COURSING AND ATTACHED TO ALL BEAMS, COLUMNS, PARTITIONS AND WALLS ABUTTING OR EMBEDDED IN MASONRY.
   c. PROVIDE BOND BEAMS WITH 2#4 HORIZONTAL REINFORCEMENT CONTINUOUS IN ALL MASONRY WALLS AT EACH FRAMING LEVEL.
   d. ALL PIERS AND PARTITIONS SHALL BE BONDED OR ANCHORED TO ADJACENT MASONRY WALLS. PROVIDE TIES TO ADJACENT FLOOR AND ROOF CONSTRUCTION IN ACCORDANCE WITH DETAILS AND DRAWINGS.
   e. IN MULTIPLE WYTHE WALLS (CAVITY AND COMPOSITE WALLS,) BOND THE WYTHES TOGETHER WITH RIGID METAL TIES OR PREFABRICATED JOINT REINFORCEMENT CONFORMING TO ACI 530/ASCE 5 REQUIREMENTS. COMPLETELY FILL ALL COLLAR JOINTS IN COMPOSITE WALLS WITH MORTAR OR GROUT.
   f. IN GROUTED AND/OR REINFORCED MASONRY WALLS, USE MASONRY UNITS WITH CORES THAT ALIGN VERTICALLY TO PROVIDE CONTINUOUS UNOBSTRUCTED CELLS FOR GROUTING AND REINFORCING STEEL PLACEMENT.
   g. LAP SPLICES FOR DEFORMED REINFORCING BARS USED IN MASONRY CONSTRUCTION SHALL BE 50 BAR DIAMETERS.
   h. ALL WALL SECTIONS AND PIERS LESS THAN 4 SQUARE FEET IN CROSS-SECTIONAL AREA TO BE FULLY GROUTED OR OF 100% SOLID MASONRY UNITS.
   i. CONTRACTOR SHALL PROVIDE ADEQUATE BRACING AND SUPPORT FOR ALL MASONRY WORK UNTIL PERMANENT CONSTRUCTION IS IN PLACE.
   j. CONTROL JOINTS ARE TO BE CONSTRUCTED IN ALL WALLS AND PARTITIONS PER ARCHITECTURAL DRAWINGS. IF NOT SHOWN, SEE STRUCTURAL SPECIFICATIONS AND DETAILS FOR GENERAL CONTROL JOINT REQUIREMENTS.
   k. SEE PLANS AND SCHEDULES FOR LINTEL SIZES.
   l. THE CONTRACTOR SHALL VERIFY ALL OPENINGS BELOW LINTELS INDICATED ARE ADEQUATE TO ACCEPT DOOR FRAMES, LOUVERS, ETC. AS SHOWN ON THE ARCHITECTURAL AND MECHANICAL DRAWINGS. NOTIFY THE ARCHITECT AND STRUCTURAL ENGINEER OF ANY DISCREPANCIES PRIOR TO LINTEL INSTALLATION.
   m. NO OPENINGS SHALL BE PLACED ABOVE ANY LINTEL WITHIN A HEIGHT LESS THAN OR EQUAL TO THE WIDTH OF THE CLEAR OPENING BELOW THE LINTEL, UNLESS

G. WOOD

1. CODES
   a. "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION" (WITH SUPPLEMENT), NATIONAL FOREST AND PAPER ASSOCIATION.
   b. "PERFORMANCE STANDARD AND POLICIES FOR STRUCTURAL USE PANELS," PRP-108, AMERICAN PLYWOOD ASSOCIATION (APA).
   c. "AMERICAN NATIONAL STANDARD FOR WOOD PRODUCTS - STRUCTURAL GLUED LAMINATED TIMBER," ANSI/AITC A190.1-A942, AMERICAN INSTITUTE OF TIMBER CONSTRUCTION.
2. SAWN LUMBER
   a. ALL SAWN LUMBER SHALL HAVE 19% MAXIMUM MOISTURE CONTENT AND SHALL BE SURFACE DRY SOUTHERN PINE WITH THE FOLLOWING BASE DESIGN VALUES PER NDS SUPPLEMENT TABLE 4A (FOR 100% LOAD DURATION):

   (1) CEILING JOISTS / RAFTER / BEAMS: SELECT STRUCTURAL
   Fb = 1250 psi Fc (PAR) = 1400 psi Fv = 135 psi
   Ft = 700 psi Fc (PERP) = 425 psi E = 1,500,000 psi

   (2) LOAD BEARING WALLS / COLUMNS: NO. 1/NO. 2
   Fb = 875 psi Fc (PAR) = 1150 psi Fv = 135 psi
   Ft = 450 psi Fc (PERP) = 425 psi E = 1,400,000 psi
   (3) NON-LOAD BEARING WALLS: STUD GRADE
   Fb = 675 psi Fc (PAR) = 725 psi Fv = 135 psi
   Ft = 350 psi Fc (PERP) = 425 psi E = 1,300,000 psi
   b. SEE INTERNATIONAL BUILDING CODE CHAPTER 23, TABLE 2304.9.1 FOR MINIMUM BRACING AND FASTENING.
   c. MEMBERS SHALL BE SET WITH CROWN SIDE UP AND HAVE A MINIMUM OF 3" BEARING.
   d. MEMBERS FRAMING TO BEAMS, HEADERS, ETC. SHALL BE SECURED WITH SIMPSON STRONG-TIE FRAMING ANCHORS OR APPROVED EQUAL, UNLESS OTHERWISE NOTED OR SHOWN.
   e. ALL JOISTS AND RAFTERS SHALL BE RIGIDLY BRIDGED AT INTERVALS NOT EXCEEDING 8'-0".
   f. USE 1/2" DIAMETER LAG SCREWS OR THRU BOLTS AT 24" O.C. TO JOIN MULTIPLE 2X BEAMS OR GIRDERS SO THAT LOAD DISTRIBUTES EQUALLY.
   g. PROVIDE CONTINUOUS SOLID BLOCKING UNDER CONCENTRATED LOADS DOWN THROUGH FLOOR FRAMING TO SLAB ON GRADE OR FOUNDATIONS.
   h. DESIGN OF TRUSSES, TRUSS TEMPORARY AND PERMANENT BRACING AND DETAILING OF TRUSS CONNECTIONS IN ACCORDANCE WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS SHALL BE BY THE FABRICATOR'S ENGINEER REGISTERED IN THE PROJECT'S JURISDICTION. CALCULATIONS AND SHOP DRAWINGS CONSISTING OF TRUSS LAYOUT PLANS AND TRUSS DETAILS, SHALL BE SUBMITTED BEARING THIS ENGINEER'S SEAL AND SIGNATURE.
   i. ALL WOOD SILL PLATES SHALL BE ANCHORED TO GROUT FILLED CMU OR CONCRETE FOUNDATIONS WITH 1/2" DIAMETER ANCHORS AT 4'-0" O.C. OR 2 ANCHORS MINIMUM PER MEMBER. ANCHOR BOLTS SHALL BE EMBEDDED A MINIMUM OF 15" INTO MORTAR GROUT AND 8" INTO CAST-IN-PLACE CONCRETE FOUNDATIONS.
   j. ALL BOLTS AND LAG SCREWS SHALL BE FITTED WITH GALVANIZED, MALLEABLE IRON OR STEEL PLATE WASHERS.
   k. CONNECTION DETAILS SHOW ARRANGEMENT OF STRUCTURAL MEMBERS ONLY. DESIGN OF CONNECTIONS SHALL BE THE RESPONSIBILITY OF THE BUILDER/FABRICATOR.
3. ENGINEERED WOOD PRODUCTS
   a. MEMBER DESIGNATIONS AND PROPERTIES ARE BASED ON WEYERHAUSER CATALOG. FRAMING BY OTHER MANUFACTURERS MAY BE SUPPLIED PROVIDED SECTION PROPERTIES EQUAL OR EXCEED THOSE SPECIFIED AND IF APPROVED BY THE ARCHITECT AND STRUCTURAL ENGINEER.

   (1) ENGINEERED WOOD BEAMS
   MEMBERS SHALL BE "1.9E MICRO.LAM LVL", "2.0 E PARALLAM PSL" OR APPROVED EQUAL WITH THE FOLLOWING MECHANICAL PROPERTIES AND MINIMUM STRENGTH VALUES (FOR 100% LOAD DURATION):

   Fb = 2600 psi Fc (PAR) = 2510 psi Fv = 285 psi
   Fc (PERP) = 750 psi E = 1,900,000 psi

SIZE	SHEAR	MOMENT
1 3/4" x 5 1/2"	1830 LBS	2125 FT-LBS
1 3/4" x 7 1/4"	2410 LBS	3555 FT-LBS
1 3/4" x 9 1/4"	3075 LBS	5600 FT-LBS
1 3/4"x 9 1/2"	3160 LBS	5885 FT-LBS
1 3/4" x 11 1/4"	3740 LBS	8010 FT-LBS
1 3/4" x 11 7/8"	3950 LBS	8425 FT-LBS
1 3/4" x 14"	4655 LBS	12130 FT-LBS
*1 3/4" x 16"	5520 LBS	15555 FT-LBS
*1 3/4" x 18"	5905 LBS	19375 FT-LBS

   * MUST BE USED IN PAIRS.

   SEE MANUFACTURER'S SPECIFICATIONS FOR MULTIPLE MEMBER CONNECTION REQUIREMENTS

   (2) ENGINEERED I-JOISTS:
   MEMBERS SHALL BE "TJI JOISTS" OR APPROVED EQUAL. SEE MANUFACTURER SPECIFICATIONS FOR MECHANICAL PROPERTIES AND MINIMUM STRENGTH VALUES.

   (3) ENGINEERED WOOD COLUMNS:
   MEMBERS SHALL BE "1.8E PARALLAM PSL" OR APPROVED EQUAL WITH THE FOLLOWING MECHANICAL PROPERTIES:

   Fb = 2400 psi Fc (PAR) = 2500 psi Fv = 190 psi
   Fc (PERP) = 425 psi E = 1,800,000 psi

   SEE MANUFACTURER'S SPECIFICATIONS FOR MINIMUM STRENGTH VALUES.

4. PLYWOOD PANELS
   a. APA PERFORMANCE RATED PLYWOOD PANELS
      (1) PLYWOOD ROOF SHEATHING — 19/32 THICK, EXPOSURE 1, SPAN RATING 40/20
      (2) PLYWOOD WALL SHEATHING — 15/32 THICK, EXPOSURE 1, SPAN RATING 32/16
      (3) PLYWOOD FLOOR SHEATHING — 23/32 THICK, STURD-I-FLOOR, TONGUE AND GROOVE EDGES, EXPOSURE 1, SPAN RATING 24"O.C.
   b. FACTORY-MARK EACH CONSTRUCTION PANEL WITH APA TRADEMARK EVIDENCING COMPLIANCE WITH GRADE REQUIREMENTS.
   c. INSTALL PANELS WITH FACE GRAIN PERPENDICULAR TO THE SUPPORTING MEMBERS, UNLESS SHOWN OTHERWISE.
   d. FLOOR SHEATHING SHALL BE GLUED AND SCREWED TO ALL SUPPORTS. ALL PANEL EDGES SHALL BE BLOCKED. ALL TONGUE AND GROOVE JOINTS SHALL BE GLUED.
5. WOOD PRESERVATIVE TREATMENT
   a. WHERE LUMBER OR PLYWOOD IS INDICATED AS "TREATED", COMPLY WITH APPLICABLE REQUIREMENTS OF AMERICAN WOOD PRESERVERS ASSOCIATION (AWPA) STANDARDS U1 (FOR LUMBER AND PLYWOOD) AND WITH AWPB STANDARDS LISTED BELOW, MARK EACH TREATED ITEM WITH THE AWPB QUALITY MARK REQUIREMENTS.
   b. PRESSURE TREAT ABOVE-GROUND ITEMS WITH WATER-BORNE PRESERVATIVES TO COMPLY WITH AMERICAN WOOD PRESERVERS BUREAU (AWPB) STANDARD U1, AND FOR THE APPLICABLE USE CODE (UC). AFTER TREATMENT, KILN-DRY LUMBER AND PLYWOOD TO A MAXIMUM MOISTURE CONTENT, RESPECTIVELY, OF 10 PERCENT AND 15 PERCENT.
   c. TREAT INDICATED ITEMS AND WOOD SILLS, SLEEPERS, BLOCKING AND SIMILAR CONCEALED MEMBERS IN CONTACT WITH MASONRY OR CONCRETE.

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GRAYLIN - FREY

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WASHINGTON, DC 20015

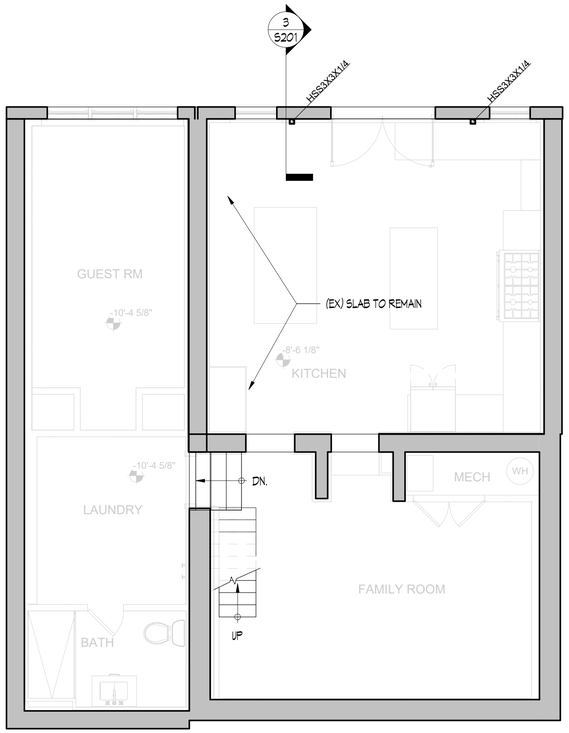
No.	Description	Date

GENERAL NOTES

Drawing Set: PERMIT
Date: 03/10/2021

S001

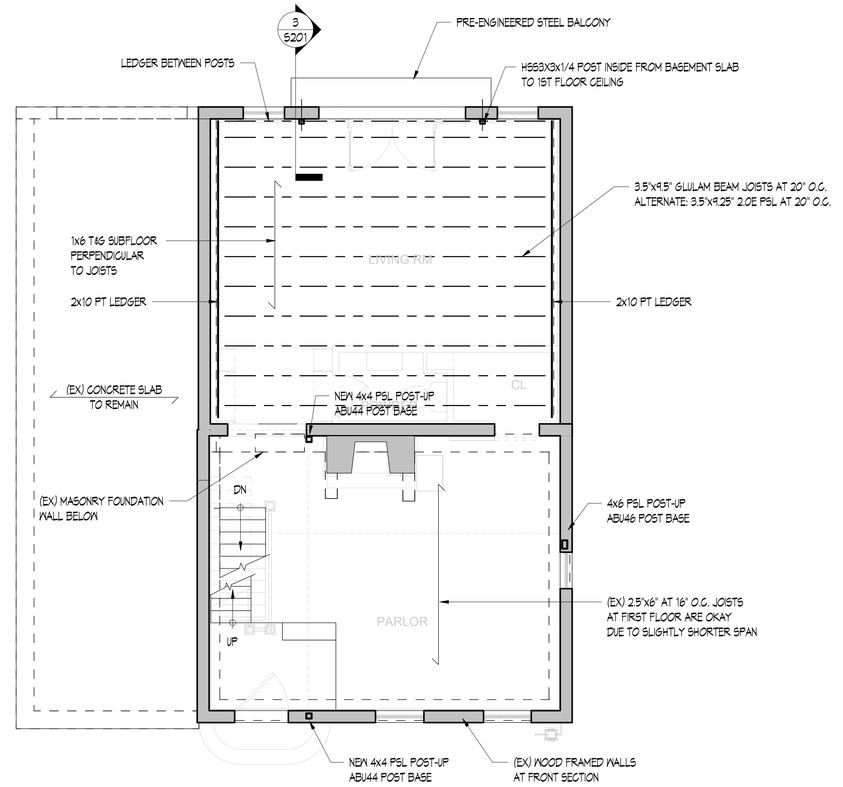
3/10/2021 4:00:03 PM



1 BASEMENT PLAN

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

PLAN NOTES:
1) VERIFY ELEVATION OF EXISTING SLAB IN FIELD BY GENERAL CONTRACTOR.
2) SEE S001 FOR GENERAL NOTES.



2 FIRST FLOOR FRAMING PLAN

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

PLAN NOTES:
1) TOP OF FINISH FLOOR ELEVATION, SEE ARCH.
2) SEE S001 FOR GENERAL NOTES.
3) SEE S201 FOR TYPICAL DETAILS.
4) CONTRACTOR SHALL COORDINATE FINAL LOCATION OF FLOOR MEMBERS WITH MECHANICAL/PLUMBING/ELECTRICAL SYSTEMS.
5) PLAN DIMENSIONS ARE FOR REFERENCE ONLY. CONTRACTOR SHALL VERIFY ALL FINAL DIMENSIONS WITH THE ARCHITECTURAL DRAWINGS PRIOR TO CONSTRUCTION AND FABRICATION.
6) REPAIR CRACKS IN BRICKS AND REPOINT PER DETAIL 4/S201 IF NEEDED.

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No.	Description	Date

BASEMENT AND FIRST FLOOR FRAMING PLANS

Drawing Set: PERMIT
Date: 03/10/2021

S101

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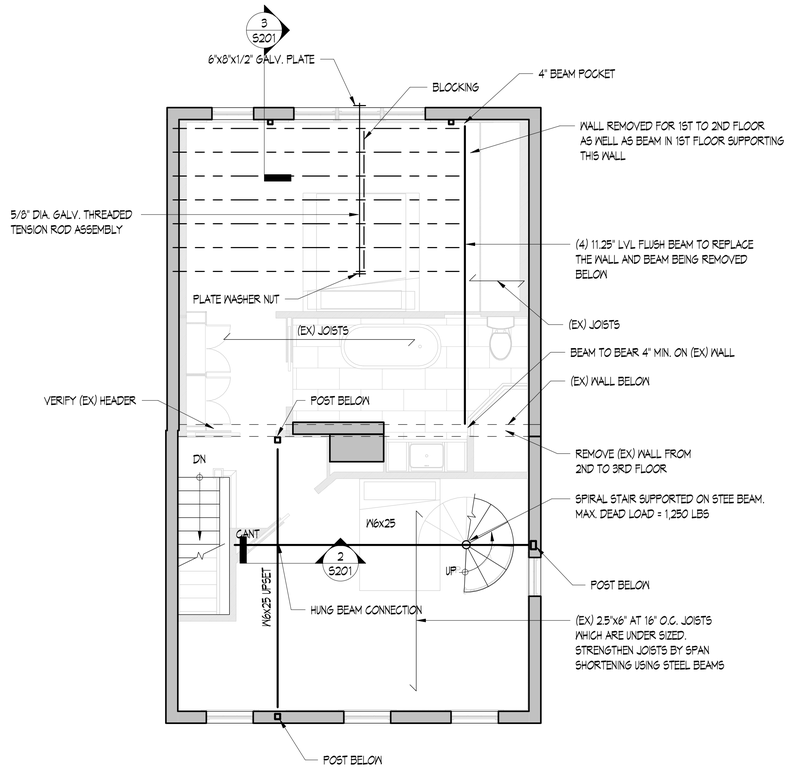
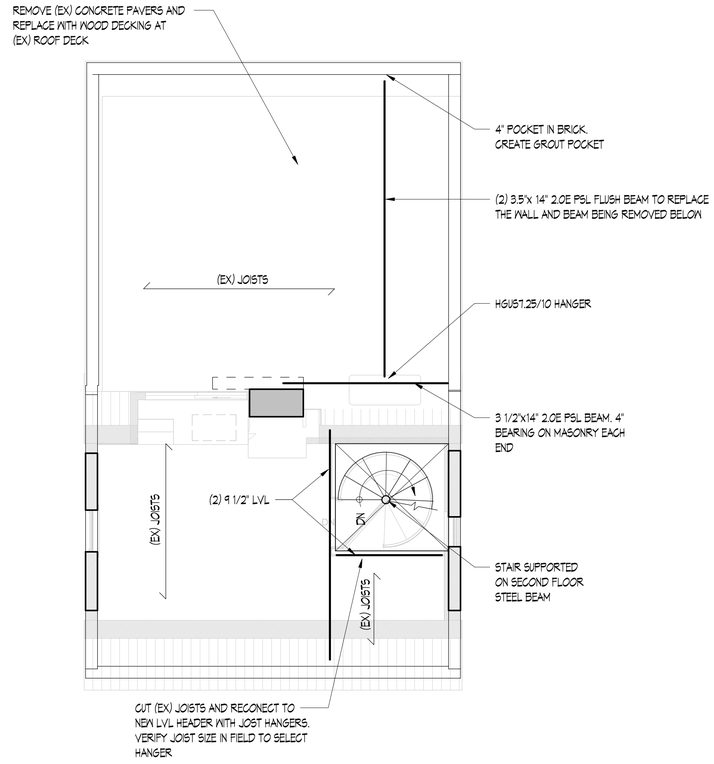


1 SECOND FLOOR FRAMING PLAN

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

PLAN NOTES:
1) TOP OF FINISH FLOOR ELEVATION = SEE ARCH AND V.I.F. UNLESS NOTED OR DETAILED OTHERWISE.
2) SEE S001 FOR GENERAL NOTES.
3) SEE S201, S301 AND S302 FOR TYPICAL DETAILS.
4) CONTRACTOR SHALL COORDINATE FINAL LOCATION OF FLOOR MEMBERS WITH MECHANICAL/PLUMBING/ELECTRICAL SYSTEMS.
5) PLAN DIMENSIONS ARE FOR REFERENCE ONLY. CONTRACTOR SHALL VERIFY ALL FINAL DIMENSIONS WITH THE ARCHITECTURAL DRAWINGS PRIOR TO CONSTRUCTION AND FABRICATION.



2 THIRD FLOOR/ROOF FRAMING PLAN

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

PLAN NOTES:
1) TOP OF FINISH FLOOR ELEVATION = SEE ARCH AND V.I.F. UNLESS NOTED OR DETAILED OTHERWISE.
2) SEE S001 FOR GENERAL NOTES.
3) SEE S201, S301, S302 FOR TYPICAL DETAILS.
4) CONTRACTOR SHALL COORDINATE FINAL LOCATION OF FLOOR MEMBERS WITH MECHANICAL/PLUMBING/ELECTRICAL SYSTEMS.
5) PLAN DIMENSIONS ARE FOR REFERENCE ONLY. CONTRACTOR SHALL VERIFY ALL FINAL DIMENSIONS WITH THE ARCHITECTURAL DRAWINGS PRIOR TO CONSTRUCTION AND FABRICATION.

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No.	Description	Date

SECOND FLOOR AND THIRD FLOOR/ROOF FRAMING PLANS

Drawing Set: PERMIT
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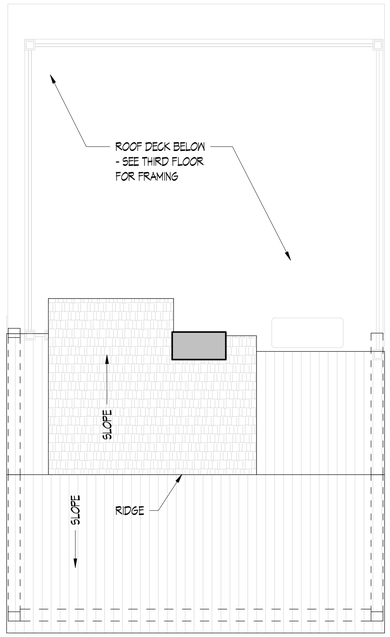

1 ROOF FRAMING PLAN

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

PLAN NOTES:

1) SEE ARCH FOR TOP OF RIDGE ELEVATION. PLAN IS SHOWN FOR REFERENCE ONLY.

2) SEE S001 FOR GENERAL NOTES.

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No.	Description	Date

ROOF FRAMING PLAN

Drawing Set: PERMIT
Date: 03/10/2021

S103

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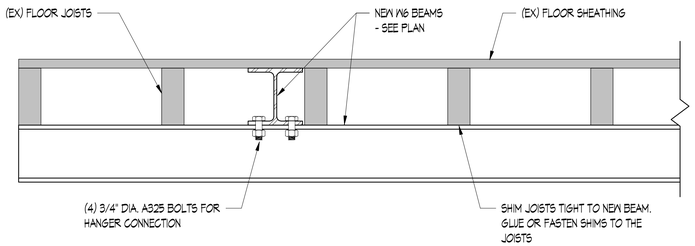
AB	ANCHOR BOLT
ALT	ALTERNATE
ARCH	ARCHITECT OR ARCHITECTURAL
BLDG	BUILDING
BM	BEAM
BOT	BOTTOM
BP	BASE PLATE
BRG	BEARING
CANT	CANTILEVER
CFRP	CARBON FIBER REINFORCED POLYMER
CJ	CONTROL OR CONSTRUCTION JOINT
CL	CENTER LINE
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
CONC	CONCRETE
CONN	CONNECTION
CONT	CONTINUOUS
COORD	COORDINATE
DIA	DIAMETER
DIM	DIMENSION
DJ	DOUBLE JOIST
DL	DEAD LOAD
DWG	DRAWING
DWL	DOWEL
EA	EACH
EE	EACH END
EF	EACH FACE
EJ	EXPANSION JOINT
ELEV	ELEVATION
EMBED	EMBEDMENT
EOR	ENGINEER OF RECORD
EPS	EXPANDED POLYSTYRENE
EQ	EQUAL
EW	EACH WAY
EXIST	EXISTING
EXP	EXPANSION
EXT	EXTERIOR
FF	FINISH FLOOR
FLR	FLOOR
FT	FOOT OR FEET
FTG	FOOTING
GALV	GALVANIZED
GB	GRADE BEAM
GC	GENERAL CONTRACTOR
GPR	GROUND PENETRATING RADAR
GYP	GYPSUM
HOR	HORIZONTAL
IF	INSIDE FACE
IN	INCH OR INCHES
INFO	INFORMATION
INT	INTERIOR
JST	JOIST
JT	JOINT
K	KIPS
KLF	KIP PER LINEAR FOOT (FEET)
KSF	KIP PER SQUARE FOOT (FEET)
L	ANGLE
LB	POUNDS
LL	LIVE LOAD
LLH	LONG LEG HORIZONTAL
LLV	LONG LEG VERTICAL
LTWT	LIGHTWEIGHT
MFR	MANUFACTURER
MAX	MAXIMUM MECH MECHANICAL
MEZZ	MEZZANINE
MIN	MINIMUM
MISC	MISCELLANEOUS
NTS	NOT TO SCALE
OC	ON CENTER
OH	OPPOSITE HAND
OPNG	OPENING
OPP	OPPOSITE
PCF	POUNDS PER CUBIC FOOT (FEET)
PERP	PERPENDICULAR
PL	PLATE
PLF	POUNDS PER LINEAR FOOT (FEET)
PSF	POUNDS PER SQUARE FOOT (FEET)
PSI	POUNDS PER SQUARE INCH
PT	POST-TENSIONING
REF	REFERENCE
REINF	REINFORCE OR REINFORCEMENT
REQD	REQUIRED
REV	REVISION
RGA	RATHGEBER GOSS ASSOCIATES
SER	STRUCTURAL ENGINEER OF RECORD
SIM	SIMILAR
SIPS	STRUCTURAL INSULATED PANELS
SJI	STEEL JOINT INSTITUTE
SOG	SLAB ON GRADE
SP	SPECIAL SPEC SPECIFICATION(S)
STD	STANDARD
STL	STEEL
STRUCT	STRUCTURE/STRUCTURAL
SYM	SYMMETRICAL
T AND B	TOP AND BOTTOM
T AND G	TONGUE AND GROOVE
TEMP	TEMPORARY
T/_	TOP OF W/S/GB/C/JST
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
VERT	VERTICAL
VIF	VERIFY IN FIELD
WWF	WELDED WIRE FABRIC
W/	WITH
@	AT
≥	GREATER THAN OR EQUAL TO
≤	LESS THAN OR EQUAL TO
±	PLUS/MINUS

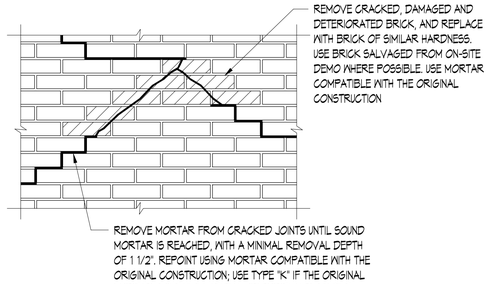
1 STRUCTURAL ABBREVIATIONS

SCALE: 1/8" = 1'-0"



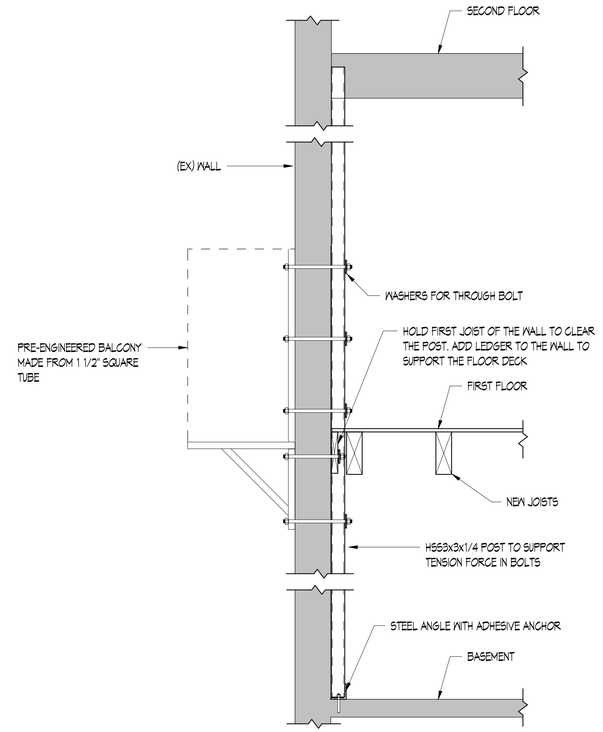
2 SECTION

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



4 MASONRY REPAIR AND REPOINTING DETAIL

SCALE: 1" = 1'-0"



3 SECTION

SCALE: 3/4" = 1'-0"

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No.	Description	Date

SECTIONS AND DETAILS

Drawing Set: PERMIT
Date: 03/10/2021

S201

3/10/2021 4:00:04 PM

MINIMUM FASTENING SCHEDULE (IBC 2015 TABLE 2304.10.1)

DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER	SPACING AND LOCATION
ROOF		
1. BLOCKING BETWEEN CEILING JOISTS, RAFTERS OR TRUSSES TO TOP PLATE OR OTHER FRAMING BELOW	3-8d COMMON (2 1/2" x 0.131"); OR 3-10d BOX (3" x 0.128"); OR 3-3" x 0.131" NAILS OR 3-3" 14 GAGE STAPLES, 7/16" CROWN	EACH END, TOENAIL
BLOCKING BETWEEN RAFTERS OR TRUSS NOT AT THE WALL TOP PLATE, TO RAFTER OR TRUSS	2-8d COMMON (2 1/2" x 0.131") 2-3" x 0.131" NAILS 2-3" 14 GAGE STAPLES	EACH END, TOENAIL
	2-16d COMMON (3 1/2" x 0.162") 3-3" x 0.131" NAILS 3-3" 14 GAGE STAPLES	END NAIL
FLAT BLOCKING TO TRUSS AND WEB FILLER	16d COMMON (3 1/2" x 0.162") AT 6" O.C. 3" x 0.131" NAILS AT 6" O.C. 3" X 14 GAGE STAPLES AT 6" O.C.	FACE NAIL
2. CEILING JOISTS TO TOP PLATE	3-8d COMMON (2 1/2" x 0.131"); OR 3-10d BOX (3" x 0.128"); OR 3-3" x 0.131" NAILS OR 3-3" 14 GAGE STAPLES, 7/16" CROWN	EACH JOIST, TOENAIL
3. CEILING JOISTS NOT ATTACHED TO PARALLEL RAFTER, LAPS OVER PARTITONS (NO THURST) (SEE SECTION 2308.7.3.1, TABLE 2308.7.3.1)	3-16d COMMON (3 1/2" x 0.162"); OR 4-10d BOX (3" x 0.128"); OR 4-3" x 0.131" NAILS OR 4-3" 14 GAGE STAPLES, 7/16" CROWN	FACE NAIL
4. CEILING JOISTS ATTACHED TO PARALLEL RAFTER, (HEEL JOINT) (SEE SECTION 2308.7.3.1, TABLE 2308.7.3.1)	PER TABLE 2308.7.3.1	FACE NAIL
5. COLLAR TIE TO RAFTER	3-10d COMMON (3" x 0.148"); OR 4-10d BOX (3" x 0.128"); OR 4-3" x 0.131" NAILS OR 4-3" 14 GAGE STAPLES, 7/16" CROWN	FACE NAIL
6. RAFTER OR ROOF TRUSS TO TOP PLATE (SEE SECTION 2308.7.5, TABLE 2308.7.5)	3-10d COMMON (3" x 0.148"); OR 3-16d BOX (3 1/2" x 0.135"); OR 4-10d BOX (3" x 0.128"); OR 4-3" x 0.131 NAILS; OR 4-3" 14 GAGE STAPLES, 7/16" CROWN	TOENAIL c
7. ROOF RAFTERS TO RIDGE VALLEY OR HIP RAFTERS; OR ROOF RAFTER TO 2 INCH RIDGE BEAM	2-10d COMMON (3 1/2" x 0.162"); OR 3-10d BOX (3" x 0.128"); OR 3-3" x 0.131" NAILS OR 3-3" 14 GAGE STAPLES, 7/16" CROWN; OR	END NAIL
	3-10d COMMON (3 1/2" x 0.148"); OR 3-16d BOX (3 1/2" x 0.135"); OR 4-10d BOX (3" x 0.128"); OR 4-3" x 0.131 NAILS; OR 4-3" 14 GAGE STAPLES, 7/16" CROWN	TOENAIL
WALL		
8. STUD TO STUD (NOT AT BRACED WALL PANELS)	16d COMMON (3 1/2" x 0.162");	24" O.C. FACE NAIL
	10d BOX (3" x 0.128"); OR 3" x 0.131" NAILS; OR 3-3" 14 GAGE STAPLES, 7/16" CROWN	16" O.C. FACE NAIL
9. STUD TO STUD AND ABUTTING STUDS AT INTERSECTING WALL CORNERS (AT BRACED WALL PANELS)	16d COMMON (3 1/2" x 0.162"); OR	16" O.C. FACE NAIL
	16d BOX (3 1/2" x 0.135"); OR	12" O.C. FACE NAIL
	3" x 0.131" NAILS; OR 3-3" 14 GAGE STAPLES, 7/16" CROWN	12" O.C. FACE NAIL
10. BUILT-UP HEADER (2" TO 2" HEADER)	16d COMMON (3 1/2" x 0.162"); OR	16" O.C. EACH EDGE, FACE NAIL
	16d BOX (3 1/2" x 0.135"); OR	12" O.C. EACH EDGE, FACE NAIL
11. CONTINUOUS HEADER TO STUD	4-8d COMMON (2 1/2" x 0.131"); OR 4-10d BOX (3" x 0.128")	TOENAIL
12. TOP PLATE TO TOP PLATE	16d COMMON (3 1/2" x 0.162"); OR	16" O.C. FACE NAIL
	10d BOX (3" x 0.128"); OR 3" x 0.131" NAILS; OR 3" 14 GAGE STAPLES, 7/16" CROWN	12" O.C. FACE NAIL
13. TOP TO TOP PLATE, AT END JOINTS	8-16d COMMON (3 1/2" x 0.162"); OR 12-10d BOX (3" x 0.128"); OR 12-3" x 0.131" NAILS OR 12-3" 14 GAGE STAPLES, 7/16" CROWN	EACH SIDE OF END JOINT, FACE NAIL (MINIMUM 24" LAP SPLICE LENGTH EACH SIDE OF END JOINT)
14. BOTTOM PLATE TO JOIST, RIM JOIST, BAND JOIST OR BLOCKING (NOT AT BRACED WALL PANELS)	16d COMMON (3 1/2" x 0.162"); OR	16" O.C. FACE NAIL
	16d BOX (3" x 0.135"); OR 3" x 0.131" NAILS; OR 3" 14 GAGE STAPLES, 7/16" CROWN	12" O.C. FACE NAIL
15. BOTTOM PLATE TO JOIST, RIM JOIST, BAND JOIST OR BLOCKING AT BRACED WALL PANELS	2-16d COMMON (3 1/2" x 0.162"); OR 3-16d BOX (3 1/2" x 0.135"); OR 4-3" x 0.131" NAILS; OR 4-3" 14 GAGE STAPLES, 7/16" CROWN	16" O.C. FACE NAIL
16. STUD TO TOP OR BOTTOM PLATE	4-8d COMMON (2 1/2" x 0.131"); OR 4-10d BOX (3" x 0.128"); OR 4-3" x 0.131" NAILS; OR 4-3" 14 GAGE STAPLES, 7/16" CROWN	TOENAIL
	2-16d COMMON (3 1/2" x 0.162"); OR 3-10d BOX (3" x 0.128"); OR 3-3" x 0.131" NAILS; OR 3-3" 14 GAGE STAPLES, 7/16" CROWN	END NAIL

MINIMUM FASTENING SCHEDULE (IBC 2015 TABLE 2304.10.1)

DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER	SPACING AND LOCATION
WALL		
17. TOP OR BOTTOM PLATE TO STUD	2-16d COMMON (3 1/2" x 0.162"); OR 3-10d BOX (3" x 0.128"); OR 3-3" x 0.131" NAILS; OR 3-3" 14 GAGE STAPLES, 7/16" CROWN	END NAIL
18. TOP PLATES, LAPS AT CORNERS AND INTERSECTIONS	2-16d COMMON (3 1/2" x 0.162"); OR 3-10d BOX (3" x 0.128"); OR 3-3" x 0.131" NAILS; OR 3-3" 14 GAGE STAPLES, 7/16" CROWN	FACE NAIL
19. 1" BRACE TO EACH STUD AND PLATE	2-8d COMMON (2 1/2" x 0.131"); OR 2-10d BOX (3" x 0.128"); OR 2-3" x 0.131" NAILS; OR 2-3" 14 GAGE STAPLES, 7/16" CROWN	FACE NAIL
20. 1" x 6" SHEATHING TO EACH BEARING	2-8d COMMON (2 1/2" x 0.131"); OR 2-10d BOX (3" x 0.128")	FACE NAIL
21. 1" x 8" AND WIDER SHEATHING TO EACH BEARING	3-8d COMMON (2 1/2" x 0.131"); OR 3-10d BOX (3" x 0.128")	FACE NAIL
FLOOR		
22. JOIST TO SILL, TOP PLATE, OR GIRDER	3-8d COMMON (2 1/2" x 0.131"); OR FLOOR 3-10d BOX (3" x 0.128"); OR 3-3" x 0.131" NAILS; OR 3-3" 14 GAGE STAPLES, 7/16" CROWN	TOENAIL
23. RIM JOIST, BAND JOIST, OR BLOCKING TO TOP PLATE, SILL OR OTHER FRAMING BELOW	3-8d COMMON (2 1/2" x 0.131"); OR 10d BOX (3" x 0.128"); OR 3" x 0.131" NAILS; OR 3" 14 GAGE STAPLES, 7/16" CROWN	6" O.C. TOENAIL
24. 1" x 8" SUBFLOOR OR LESS TO EACH JOIST	2-8d COMMON (2 1/2" x 0.131"); OR 2-10d BOX (3" x 0.128")	FACE NAIL
25. 2" SUBFLOOR TO JOIST OR GIRDER	2-16d COMMON (3 1/2" x 0.162")	FACE NAIL
26. 2" PLANKS (PLANK & BEAM - FLOOR &ROOF)	2-16d COMMON (3 1/2" x 0.162")	EACH BEARING, FACE NAIL
27. BUILT-UP GIRDERS AND BEAMS, 2" LUMBER LAYERS	20d COMMON (4" x 0.192")	32" O.C., FACE NAIL AT TOP AND BOTTOM STAGGERED ON OPPOSITE SIDES
	10d BOX (3" x 0.128"); OR 3" x 0.131" NAILS; OR 3" 14 GAGE STAPLES, 7/16" CROWN	24" O.C., FACE NAIL AT TOP AND BOTTOM STAGGERED ON OPPOSITE SIDES
	AND: 2-20d COMMON (4" x 0.192"); OR 3-10d BOX (3" x 0.128"); OR 3-3" x 0.131" NAILS; OR 3-3" 14 GAGE STAPLES, 7/16" CROWN	ENDS AT EACH SPLICE, FACE NAIL
28. LEDGER STRIP SUPPORTING JOISTS OR RAFTERS	3-16d COMMON (3 1/2" x 0.162"); OR 4-10d BOX (3" x 0.128"); OR 4-3" x 0.131" NAILS; OR 4-3" 14 GAGE STAPLES, 7/16" CROWN	EACH JOIST OR RAFTER, FACE NAIL
29. JOIST TO BAND JOIST OR RIM JOIST	3-16d COMMON (3 1/2" x 0.162"); OR 4-10d BOX (3" x 0.128"); OR 4-3" x 0.131" NAILS; OR 4-3" 14 GAGE STAPLES, 7/16" CROWN	END NAIL
30. BRIDGING OR BLOCKING TO JOIST, RAFTER OR TRUSS	2-8d COMMON (2 1/2" x 0.131"); OR 2-10d BOX (3" x 0.128"); OR 2-3" x 0.131" NAILS; OR 2-3" 14 GAGE STAPLES, 7/16" CROWN	EACH END, TOE NAIL

WOOD STRUCTURAL PANELS (WSP), SUBFLOOR, ROOF AND INTERIOR WALL SHEATHING TO FRAMING AND PARTICLE BOARD WALL SHEATHING TO FRAMING[a]

		EDGES (INCHES)	INTERMEDIATE SUPPORTS (INCHES)
31. 3/8" - 1/2"	6d COMMON OR DEFORMED (2" x 0.113") (SUB-FLOOR AND WALL)	6	12
	8d BOX OR DEFORMED (2 1/2" x 0.113") (ROOF)	6	12
	2 3/8" x 0.113" NAIL (SUBFLOOR AND WALL)	6	12
	1 3/4" 16 GAGE STAPLE, 7/16" CROWN (SUB-FLOOR AND WALL)	4	8
	2 3/8" x 0.113" NAIL (ROOF)	4	8
	1 3/4" 16 GAGE STAPLE, 7/16" CROWN (ROOF)	3	6
32. 19/32" - 3/4"	8d COMMON (2 1/2" x 0.131"); OR 6d DEFORMED (2" x 0.113")	6	12
	2 3/8" x 0.113" NAIL; OR 2" 16 GAGE STAPLE, 7/16" CROWN	4	8
33. 7/8" - 1 1/4"	10d COMMON (3" x 0.148"); OR 8d DEFORMED (2 1/2" x 0.131")	6	12
OTHER EXTERIOR WALL SHEATHING			
34. 1/2" FIBERBOARD SHEATHING b	1 1/2" GALVANIZED ROOFING NAIL (7/16" HEAD DIAMETER); OR 1 1/4" 16 GAGE STAPLE WITH 7/16" OR 1" CROWN	3	6
35. 25/32" FIBERBOARD SHEATHING b	1 3/4" GALVANIZED ROOFING NAIL (7/16" HEAD DIAMETER); OR 1 1/2" 16 GAGE STAPLE WITH 7/16" OR 1" CROWN	3	6

MINIMUM FASTENING SCHEDULE (IBC 2015 TABLE 2304.10.1)

DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER	SPACING AND LOCATION
WOOD STRUCTURAL PANELS, COMBINATION SUBFLOOR UNDERLAYMENT TO FRAMING		

		EDGES (INCHES)	INTERMEDIATE SUPPORTS (INCHES)
36. 3/4" AND LESS	8d COMMON (2 1/2" x 0.131"); OR 6d DEFORMED (2" x 0.113")	6	12
37. 7/8" - 1"	8d COMMON (2 1/2" x 0.131"); OR 8d DEFORMED (2 1/2" x 0.131")	6	12
38. 1 1/8" - 1 1/4"	10d COMMON (3" x 0.148"); OR 8d DEFORMED (2 1/2" x 0.131")	6	12
PANEL SIDING TO FRAMING			
39. 1/2" OR LESS	6d CORROSION-RESISTANT SIDING (1 7/8" x 0.106"); OR 6d CORROSION-RESISTANT CASING (2" x 0.099")	6	12
40. 5/18"	8d CORROSION-RESISTANT SIDING (2 3/8" x 0.128"); OR 8d CORROSION-RESISTANT CASING (2 1/2" x 0.113")	6	12
INTERIOR PANELING			
41. 1/4"	4d CASING (1 1/2" x 0.080"); OR 4d FINISH (1 1/2" x 0.072")	6	12
42. 3/8"	6d CASING (2" x 0.099"); OR 6d FINISH (PANEL SUPPORTS AT 24")	6	12

NOTES:

a. NAILS SPACED AT 6 INCHES AT INTERMEDIATE SUPPORTS WHERE SPANS ARE 48 INCHES OR MORE. FOR NAILING OF WOOD STRUCTURAL PANEL AND PARTICLEBOARD DIAPHRAGMS AND SHEAR WALLS, REFER TO TO SECTION 2305. NAILS FOR WALL SHEATHING ARE PERMITTED TO BE COMMON, BOX OR CASING.

b. SPACING SHALL BE 6 INCHES ON CENTER ON THE EDGES AND 12 INCHES ON CENTER AT INTERMEDIATE SUPPORTS FOR NONSTRUCTURAL APPLICATIONS. PANEL SUPPORTS AT 16 INCHES (20 INCHES IF STRENGTH AXIS IN THE LONG DIRECTION OF THE PANEL, UNLESS OTHERWISE MARKED).

c. WHERE RAFTER IS FASTENED TO AN ADJACENT PARALLEL CEILING JOIST IN ACCORDANCE WITH THE SCHEDULE AND THE CEILING JOIST IS FASTENED TO THE TOP PLATE IN ACCORDANCE WITH THIS SCHEDULE, THE NUMBER OF TOENAILS IN THE RAFTER SHALL BE PERMITTED TO BE REDUCED BY ONE NAIL.

1 MINIMUM FASTENING SCHEDULE - REFERENCED FROM IC 2015 TABLE 2304.10.1

SCALE: 1/8" = 1'-0"

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WASHINGTON, DC 20015

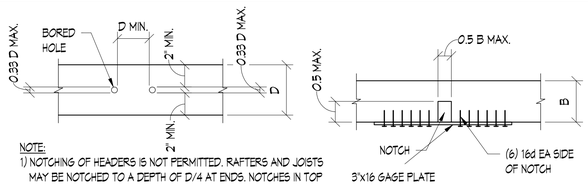
No.	Description	Date

TYPICAL DETAILS

Drawing Set: PERMIT
Date: 03/10/2021

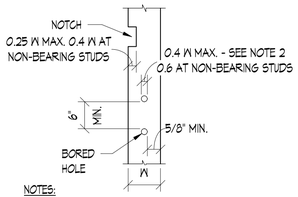
S301

3/10/2021 4:00:05 PM



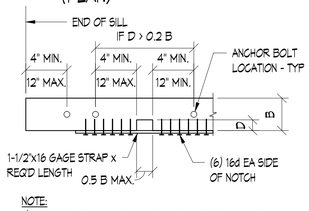
NOTE:
1) NOTCHING OF HEADERS IS NOT PERMITTED. RAFTERS AND JOISTS MAY BE NOTCHED TO A DEPTH OF D/4 AT ENDS. NOTCHES IN TOP OR BOTTOM SHALL NOT EXCEED D/6, THE LENGTH SHALL NOT EXCEED D/3 AND SHALL NOT BE LOCATED IN THE MIDDLE THIRD OF THE SPAN. NOTCHES IN THE TENSION SIDE ARE NOT PERMITTED EXCEPT AT THE ENDS.

A JOIST, RAFTER, AND BEAM (ELEVATION)



NOTES:
1) NOTCHES AND HOLES MAY NOT OCCUR IN THE SAME SECTION OF STUD.
2) CAN BE INCREASED TO 0.6 W IF DOUBLE STUDS ARE PROVIDED.

B DOUBLE TOP PLATE (PLAN)



NOTE:
1) WHERE DEPTH OF NOTCH "D" IS GREATER THAN 0.2B, PROVIDE ANCHOR BOLT EA SIDE OF NOTCH AS PER END REQUIREMENT.

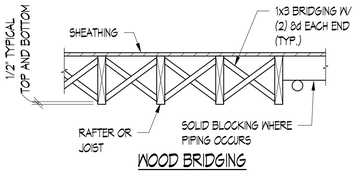
C WOOD STUD (ELEVATION)

D SILL PLATE (PLAN)

NOTES:
SEE ENGINEERED WOOD PRODUCT MANUFACTURER'S SPECIFICATIONS FOR HOLES AND NOTCHING.

1 HOLES AND NOTCHING IN SAWN LUMBER

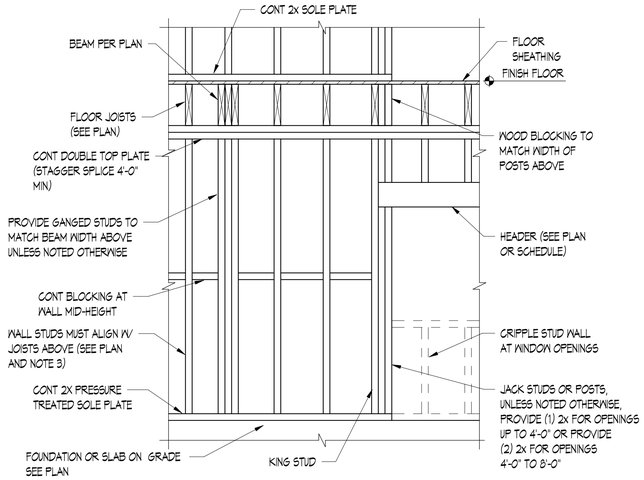
SCALE: 3/4" = 1'-0"



NOTE:
1) MAX SPACING OF BRIDGING IS 8'-0" FOR ALL FLOOR AND ROOF JOISTS MORE THAN 6" IN DEPTH.
2) SOLID BLOCKING IS ACCEPTABLE IN LIEU OF X-BRACING.

2 TYPICAL CROSS BRIDGING

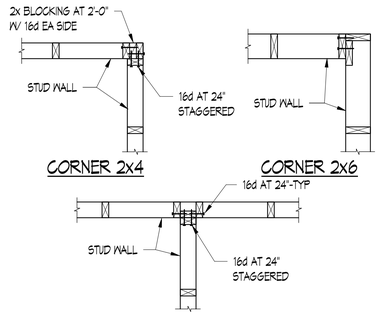
SCALE: 3/4" = 1'-0"



NOTES:
1) SEE GENERAL NOTES AND DETAIL 1/S201 FOR MEMBER FASTENING REQUIREMENTS, UNLESS NOTED OTHERWISE.
2) PROVIDE CONT SOLID BLOCKING UNDER CONCENTRATED LOADS DOWN THROUGH FLOOR FRAMING TO FOUNDATION OR SLAB ON GRADE.
3) JOISTS MUST BE WITHIN 5" OF STUD FOR DOUBLE TOP PLATE OR PROVIDE TRIPLE TOP PLATE.

3 TYPICAL WALL FRAMING ELEVATION

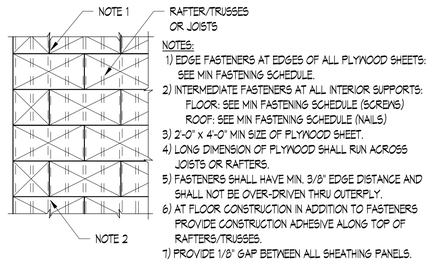
SCALE: 3/4" = 1'-0"



TYPICAL INTERSECTION

4 STUD WALL INTERSECTIONS

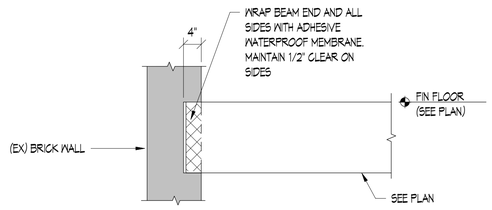
SCALE: 3/4" = 1'-0"



NOTES:
1) EDGE FASTENERS AT EDGES OF ALL PLYWOOD SHEETS: SEE MIN FASTENING SCHEDULE.
2) INTERMEDIATE FASTENERS AT ALL INTERIOR SUPPORTS: FLOOR: SEE MIN FASTENING SCHEDULE (SCREWS) ROOF: SEE MIN FASTENING SCHEDULE (NAILS)
3) 2'-0" x 4'-0" MIN SIZE OF PLYWOOD SHEET.
4) LONG DIMENSION OF PLYWOOD SHALL RUN ACROSS JOISTS OR RAFTERS.
5) FASTENERS SHALL HAVE MIN. 3/8" EDGE DISTANCE AND SHALL NOT BE OVER-DRIVEN THRU OUTERPLY.
6) AT FLOOR CONSTRUCTION IN ADDITION TO FASTENERS PROVIDE CONSTRUCTION ADHESIVE ALONG TOP OF RAFTERS/TRUSSES.
7) PROVIDE 1/8" GAP BETWEEN ALL SHEATHING PANELS.

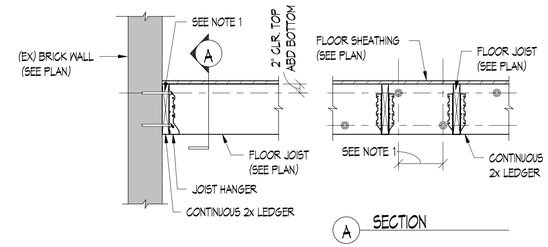
5 FASTENING FOR PLYWOOD SHEATHING ON FLOORS AND ROOF

SCALE: 3/4" = 1'-0"



6 BEAM BEARING AT EXISTING BRICK WALL

SCALE: 3/4" = 1'-0"



NOTES:
1) PROVIDE 1/2" DIAMETER ADHESIVE ANCHORS (6" MIN EMBED.) AT 16" O.C. MAX. TOP AND BOTTOM STAGGERED 1/2 x HORIZONTAL SPACING.

7 TYPICAL WOOD LEDGER TO EXISTING BRICK WALL

SCALE: 3/4" = 1'-0"

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No.	Description	Date

TYPICAL DETAILS

Drawing Set: PERMIT
Date: 03/10/2021

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