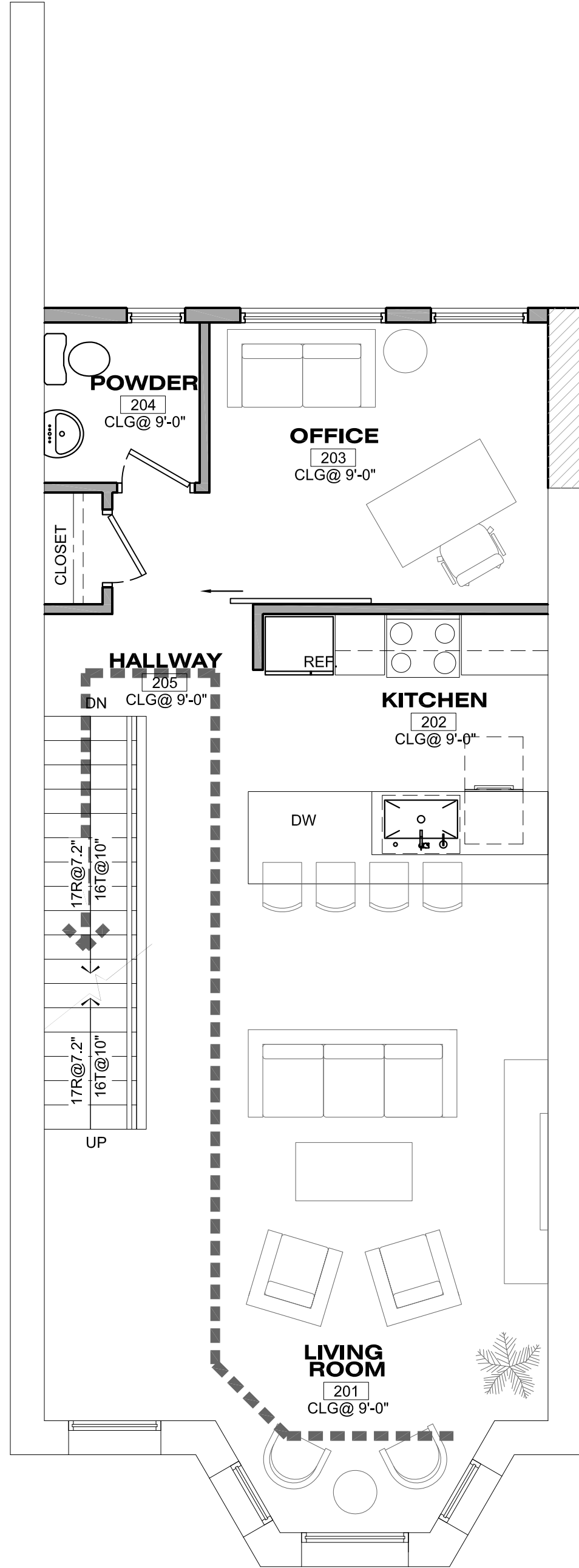
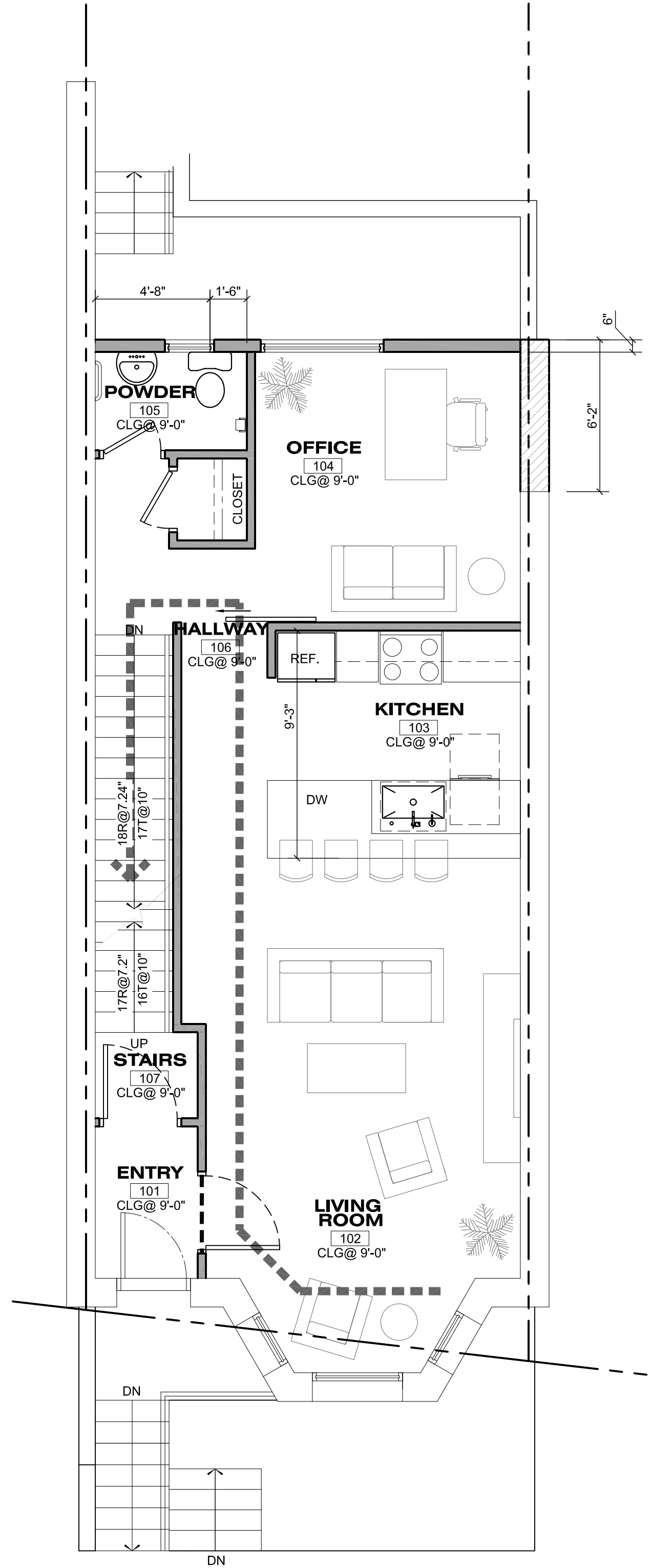


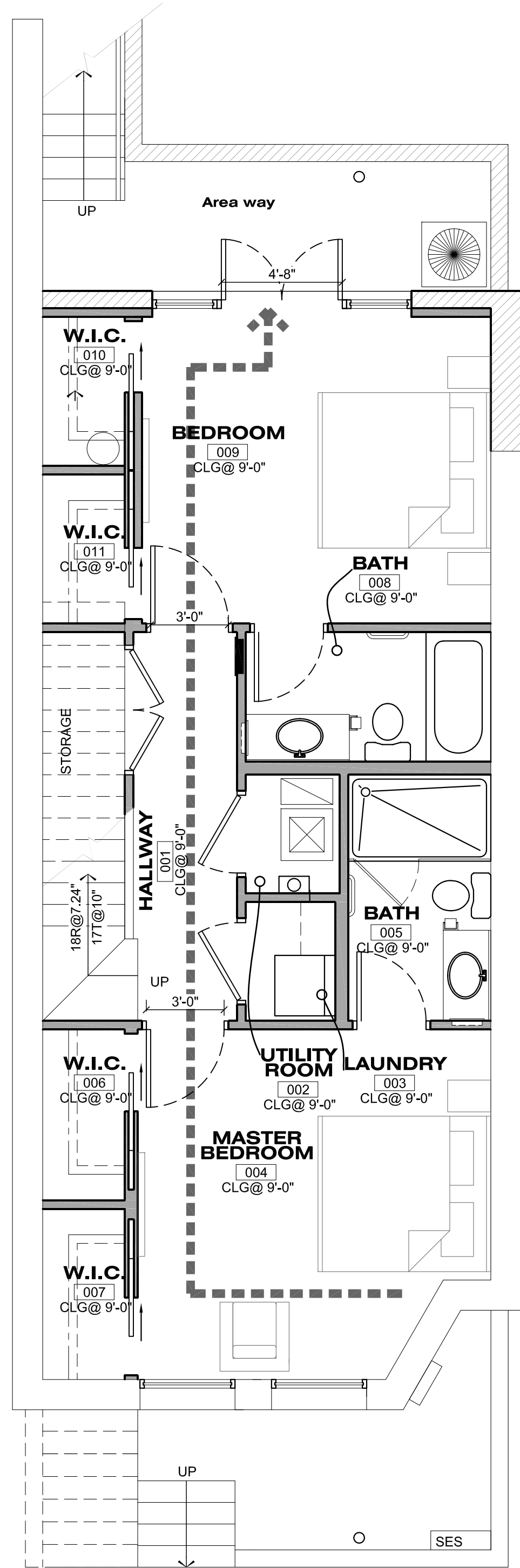
**THIRD FLOOR PLAN**  
SCALE: 1/4" = 1'-0"  
**unit B**



**SECOND FLOOR PLAN**  
SCALE: 1/4" = 1'-0"  
**unit B**



**FIRST FLOOR PLAN**  
SCALE: 1/4" = 1'-0"  
**unit A**



**BASEMENT PLAN**  
SCALE: 1/4" = 1'-0"  
**unit A**

**EGRESS NOTES**

USE GROUP: R3  
BUILDING SHALL BE FULLY SPRINKLERED

MIN. NUMBER OF EXITS OR EXIT ACCESS DOORWAYS  
RESIDENTIAL (R-2) 1 REQ'D [IRC R311.2]

EGRESS COMPONENTS		
DOOR CLEARANCE	32" MIN.	[IRC R311.2]
STAIR WIDTH	36"	[IRC R311.7.1]
HALLWAYS WIDTH	36"	[IRC R311.6]
STAIR HEADROOM	80"	[IRC R311.7.1]
STAIR TREAD / RISER	-7.75" MAX./ 10" MIN.	[IRC R311.7.4]
STAIR LANDING		[IRC R311.7.5]
INTERMEDIATE LANDING	12' MAX	[IRC R311.7.5]

**LEGEND**

- 1 HR RATED PARTITION, REFER TO DETAILS ON SHEET A500
- PATH FROM FUTRTHREEST OCCUPABLE POINT FROM EXIT

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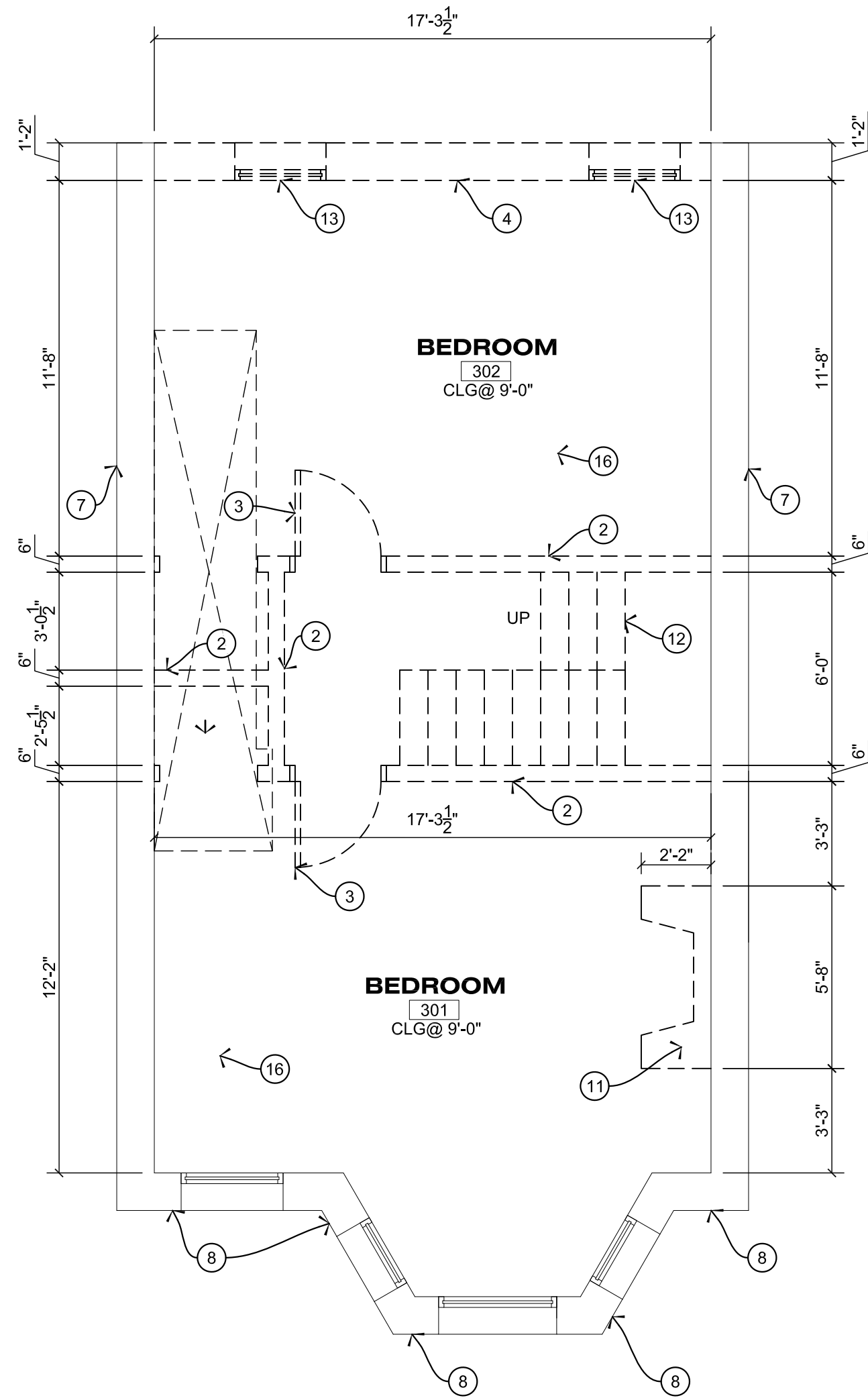
Project Number:

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**EXIT PLANS**

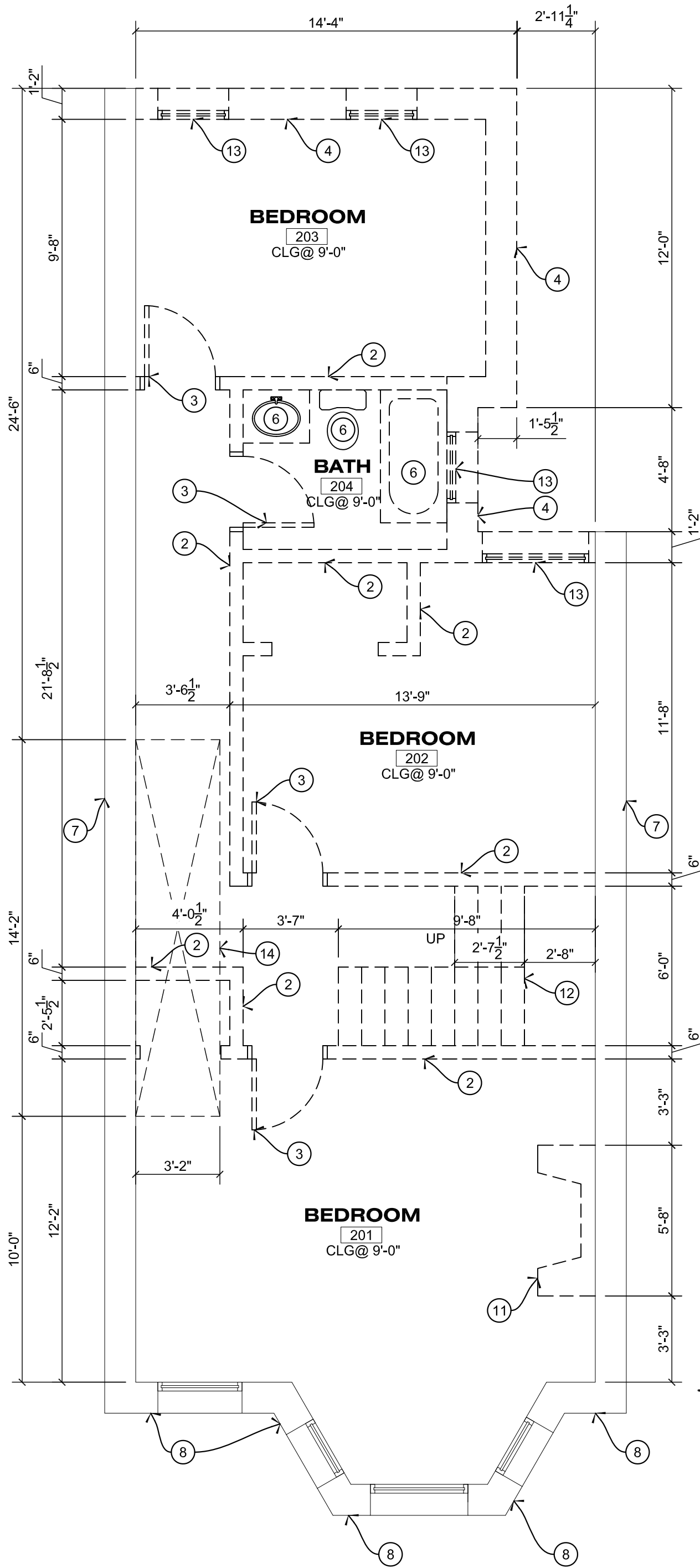
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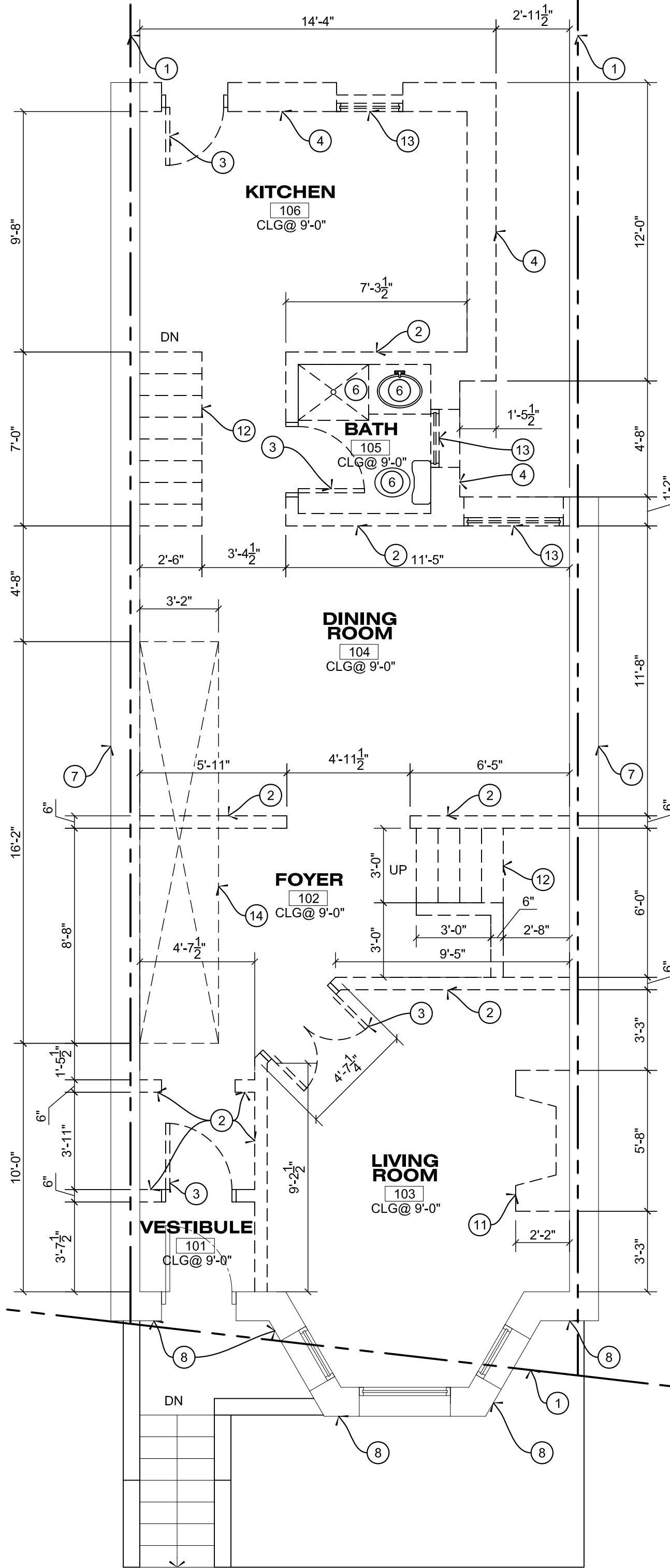
**THIRD FLOOR PLAN**

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



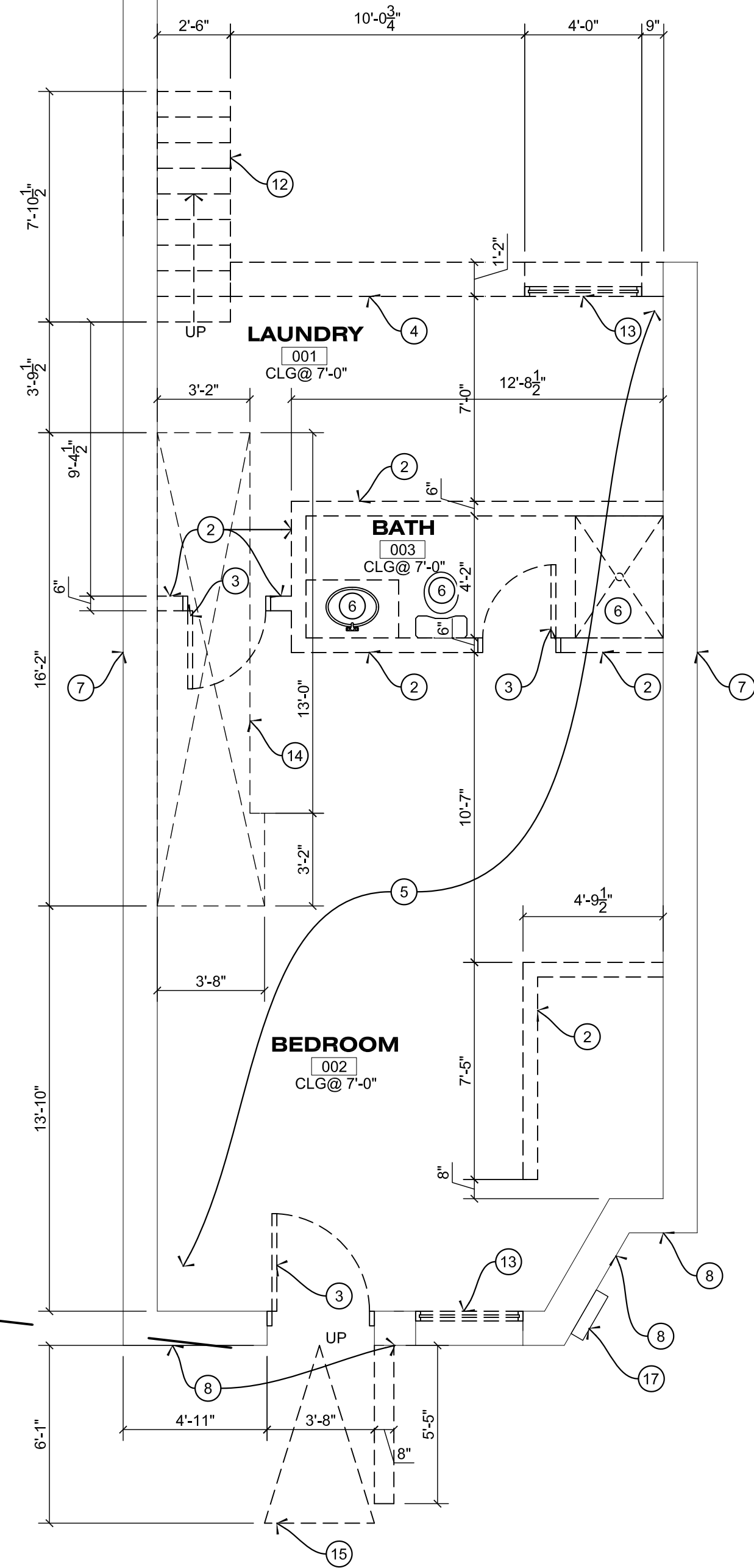
**SECOND FLOOR PLAN**

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



**FIRST FLOOR PLAN**

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



**BASEMENT PLAN**

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

**GENERAL DEMOLITION NOTES**

- A. THE WORK MAY INCLUDE DEMOLITION OF EXISTING CONSTRUCTION; REMOVAL OF VARIOUS ITEMS OF EQUIPMENT AND CONSTRUCTION, AND THE CUTTING OR ALTERATION OF EXISTING CONSTRUCTION AS SHOWN, NOTED OR IMPLIED ON THE DRAWINGS. CONTRACTOR SHALL DETERMINE AND INVENTORY ALL NECESSARY DEMOLITION AND ALTERATION OF ITEMS TO PROVIDE FOR A COMPLETE INSTALLATION OF NEW WORK. ALL COSTS OF REMOVAL, REPAIR OR REPLACEMENT SHALL BE INCLUDED IN THE BID. ADDITIONAL COSTS FOR DEMOLITION OF ITEMS HIDDEN OR INACCESSIBLE DURING THE BIDDING PHASE, SHALL BE SUBMITTED FOR APPROVAL PRIOR TO BEGINNING THE WORK.
- B. AT ALTERED CONSTRUCTION, REPAIR CUT EDGES, REPLACE CONSTRUCTION, AND FIT NEW TO EXISTING WORK. MAKE JOINTS OF NEW AND EXISTING PATCHES VERY SMOOTH, EVEN AND PRACTICALLY INVISIBLE. COORDINATE ALL REPLACEMENT AND REPAIR REQUIREMENTS WITH OWNER.
- C. SAW-CUT CONCRETE WITH DIAMOND SAW; JACK HAMMERING WILL NOT BE PERMITTED EXCEPT WITH THE EXPRESSED WRITTEN APPROVAL OF THE OWNER. CUT IN ACCURATELY LOCATED, STRAIGHT LINES, AND BREAK OUT SECTIONS. FLOOR MAY BE CORE DRILLED WHERE APPROPRIATE FOR INSTALLATION OF PIPES AND SIMILAR ITEMS. COORDINATE ALL CORE LOCATIONS AND SLAB MODIFICATIONS WITH ARCHITECT'S STRUCTURAL ENGINEER. WHERE EXISTING PIPING AND OTHER SIMILAR ITEMS ARE UNDER EXISTING SLABS, EXERCISE CARE TO PROTECT FROM DAMAGE. EXERCISE CARE WHEN CUTTING ADJACENT TO EXISTING WALLS TO AVOID DAMAGE TO WALLS. IF DAMAGED, REPAIR AS REQUIRED TO ORIGINAL CONDITION. PROVIDE SLAB X-RAY SERVICES AS REQUIRED.
- D. DOORS & FRAMES: IF DOORS AND FRAMES ARE TO BE REUSED ON THE WORK, CAREFULLY REMOVE DOOR FROM FRAMES AND REMOVE FRAMES FROM OPENING, TAKING CARE TO AVOID DAMAGE. REMOVE HARDWARE, CLEAN, REFURBISH, AND STORE FOR REINSTALLATION WITH OWNER.

- WHERE INDICATED. FOR DOORS AND FRAMES TO BE SALVAGED, CAREFULLY REMOVE FROM OPENING AND DELIVER FOR STORAGE WHERE INDICATED.
- E. PREVENT MOVEMENT OR SETTLEMENT OF STRUCTURE. PROVIDE AND PLACE BRACING AND SHORING AND BE RESPONSIBLE FOR SAFETY AND SUPPORT OF STRUCTURE, AS DETERMINED BY G.C. ENLISTED STRUCTURAL ENGINEER. ASSUME LIABILITY FOR SUCH MOVEMENT, SETTLEMENT DAMAGE OR INJURY.
- F. ARRANGE AND PAY FOR DISCONNECTING, REMOVING AND CAPPING UTILITY SERVICES WITHIN AREAS AFFECTED BY DEMOLITION. COORDINATE REQUIRED MODIFICATION WITH OWNER.
- G. CAREFULLY REMOVE MATERIALS AND EQUIPMENT WHICH ARE INTENDED TO BE REUSED. STORE IN A SECURE LOCATION. REMOVE DEBRIS, REFUSE AND MATERIALS BEING DEMOLISHED IMMEDIATELY FROM THE SITE.
- H. ERECT AND MAINTAIN WEATHERPROOF AND DUST PROOF CLOSURES AND PARTITIONS TO PREVENT WEATHER DAMAGE OR SPREAD OF DUST, FUMES AND SMOKE TO OTHER PARTS OF THE BUILDING, IN ACCORDANCE WITH OWNER GUIDELINES AND STIPULATIONS.
- I. PERFORM DEMOLITION IN ACCORDANCE WITH APPLICABLE AUTHORITIES HAVING JURISDICTION.
- J. REPAIR ALL DEMOLITION IN EXCESS OF THAT REQUIRED AT NO COST TO THE OWNER.
- K. REMOVE FROM SITE CONTAMINATED, VERMIN INFESTED OR DANGEROUS MATERIALS ENCOUNTERED; DISPOSE OF BY SAFE MEANS TO PROTECT HEALTH OF WORKERS AND PUBLIC.

**LEGEND**

	DEMOLISH EXISTING WALL		REMOVE EXISTING WINDOW
	EXISTING WALL TO REMAIN		DEMOLISH EXISTING ROOF / DECK
	EXISTING WINDOW TO REMAIN		
	EXISTING DOOR TO REMAIN		
	REMOVE EXISTING DOOR		

**KEYNOTES**

- PROPERTY LINE
- DEMOLISH INTERIOR WALL
- REMOVE EXISTING DOOR AND FRAME
- DEMOLISH EXISTING EXTERIOR BRICK WALL
- DEMOLISH EXISTING SLAB ON GRADE
- REMOVE EXISTING PLUMBING FIXTURES
- EXISTING BRICK PARTY WALL TO REMAIN
- EXISTING DOOR TO REMAIN
- NOT USED.
- DEMOLISH EXISTING FIREPLACE
- DEMOLISH EXISTING STAIRS
- REMOVE EXISTING WINDOW
- REMOVE EXISTING ROOF OR DECK
- DEMOLISH EXISTING RAMP
- COMPLETELY DEMOLISH EXISTING ROOF STRUCTURE
- EXISTING ELECTRICAL METER

NOTE: FLOOR JOIST AND SUB-FLOOR SYSTEM TO REMAIN. REPAIR AND REPLACE ANY DAMAGED COMPONENTS AS NECESSARY

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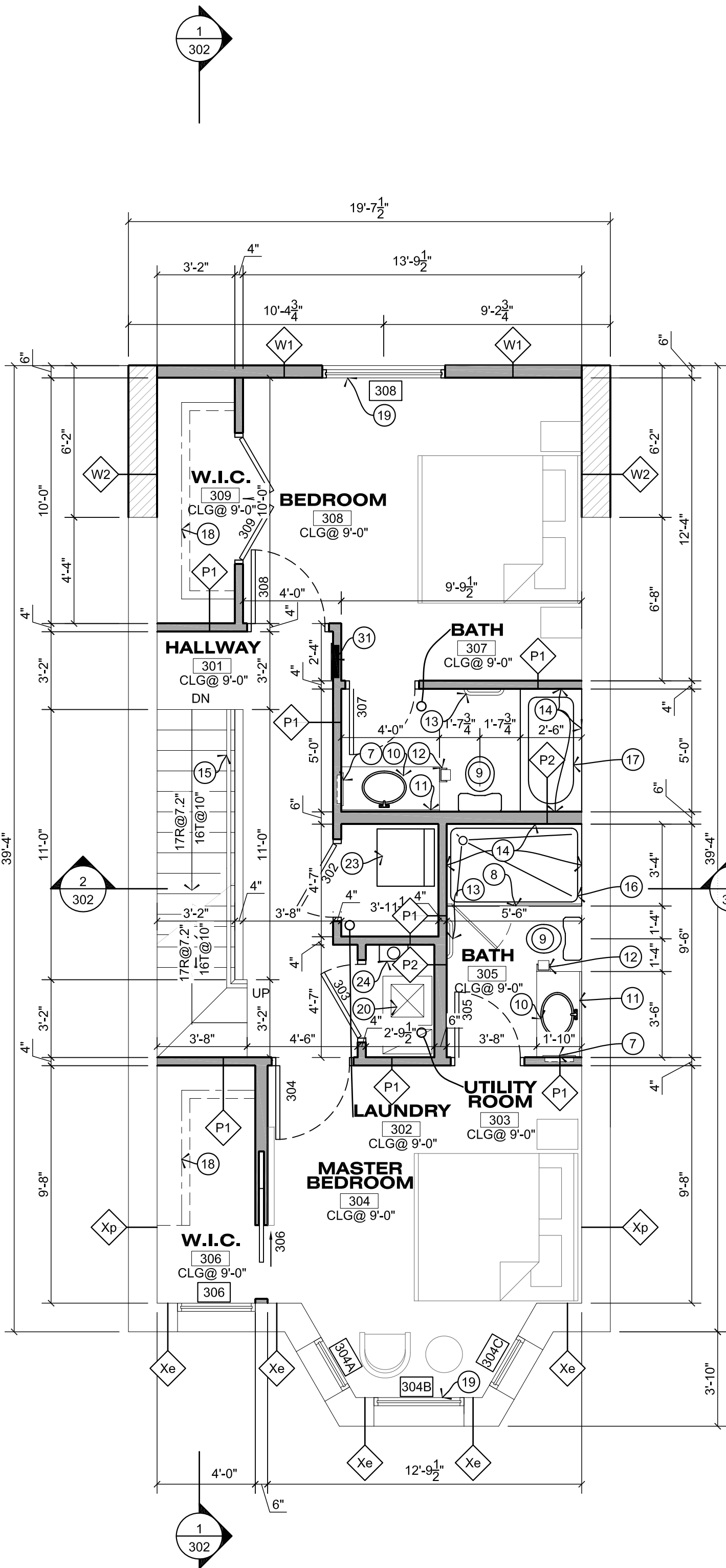
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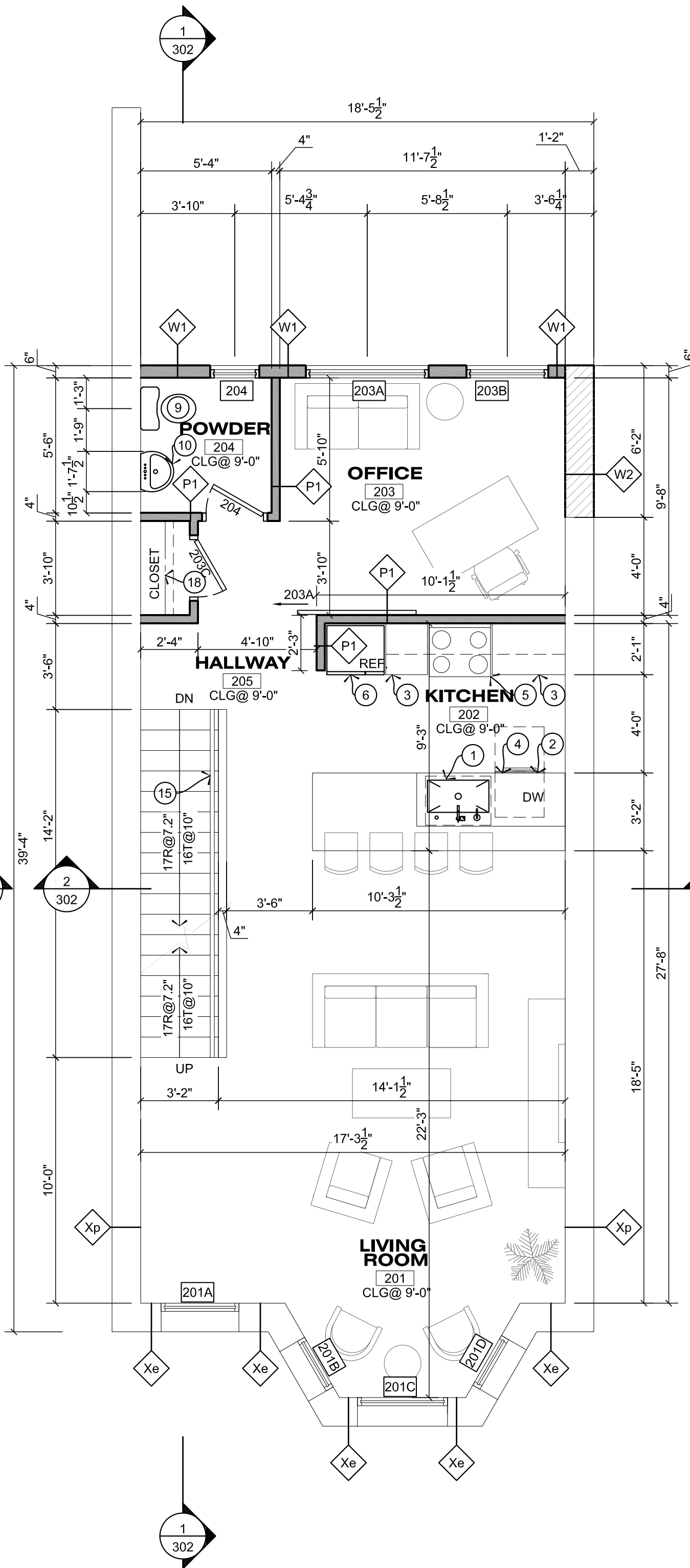
**EXISTING - DEMOLITION  
BASEMENT FLOOR PLAN  
1ST FLOOR PLAN  
2ND FLOOR PLAN  
3RD FLOOR PLAN**

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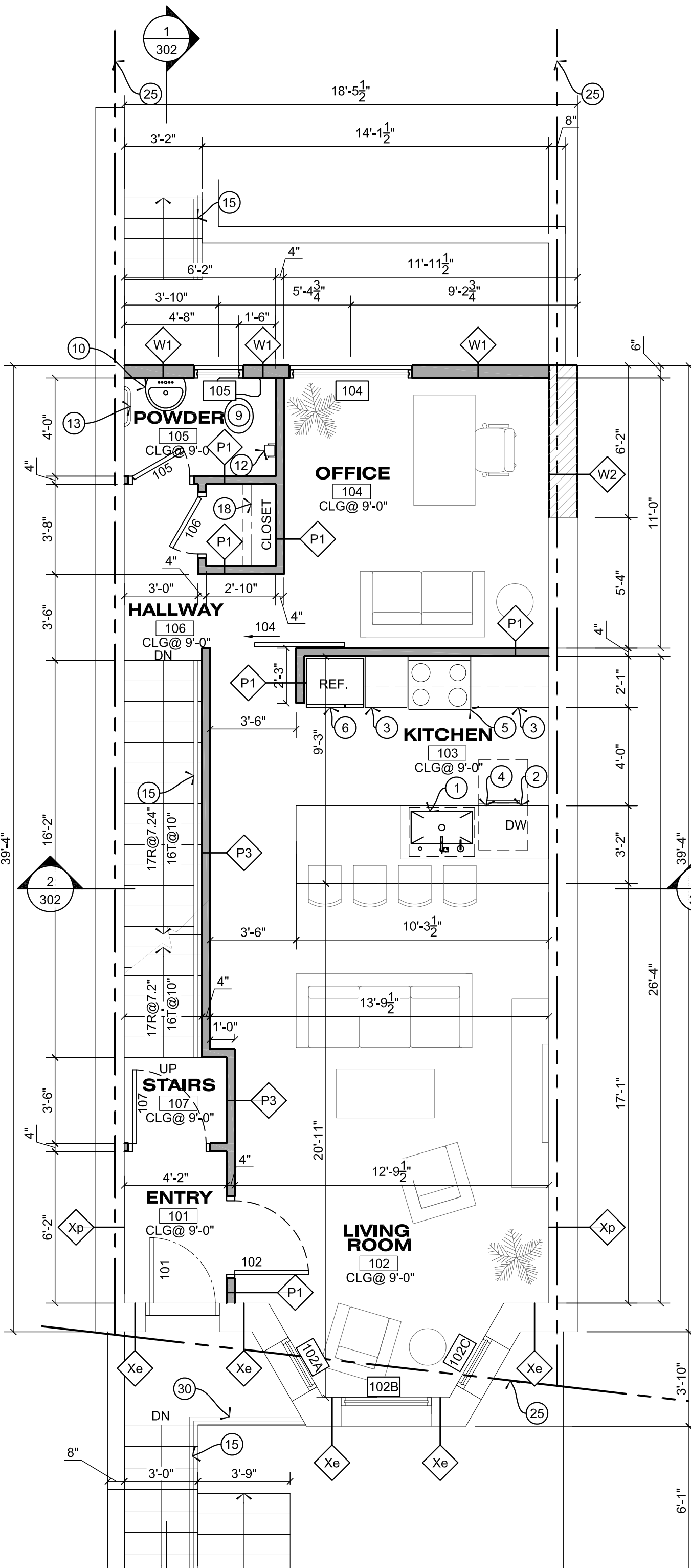
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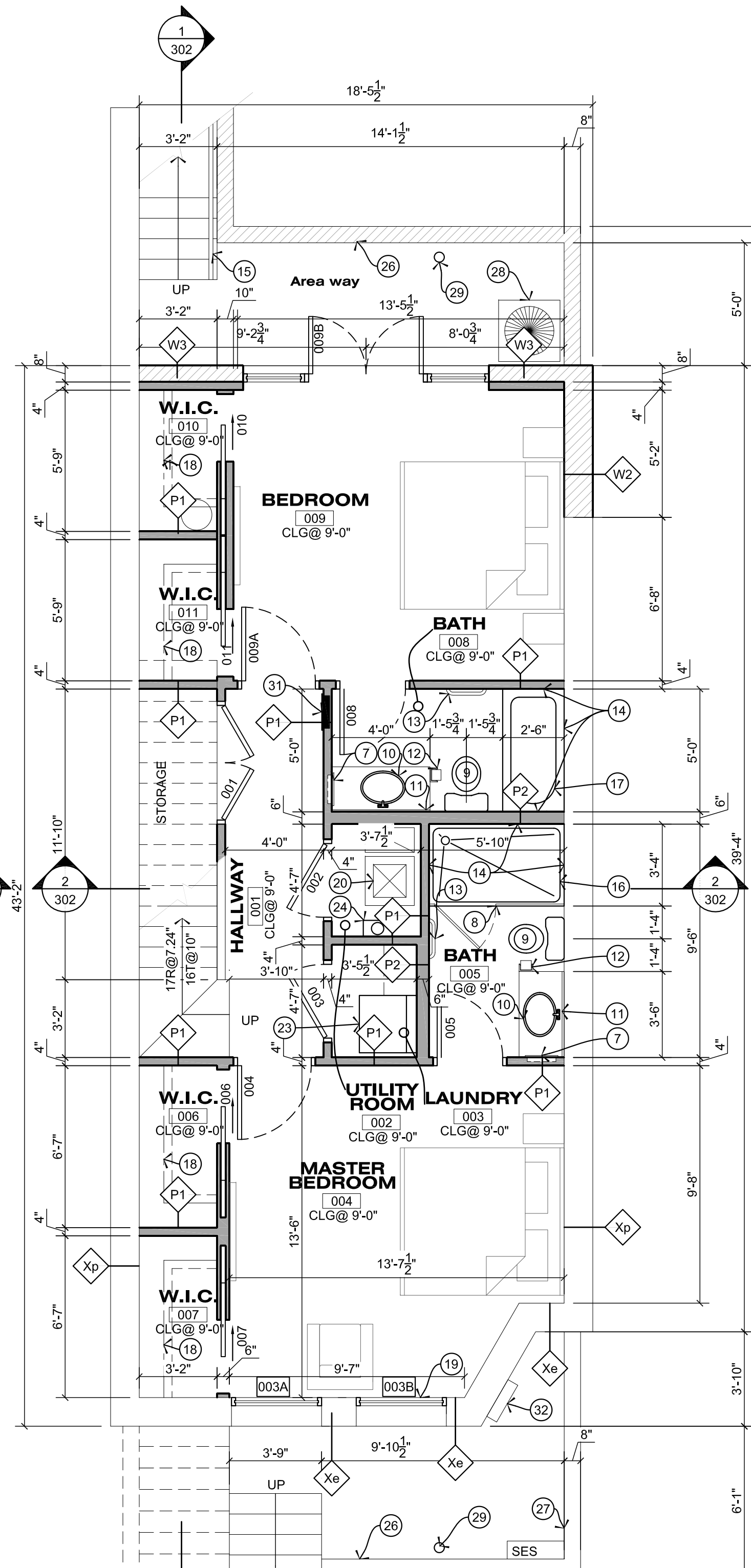
**THIRD FLOOR PLAN**  
unit B



**SECOND FLOOR PLAN**  
unit B



**FIRST FLOOR PLAN**  
unit A



**BASEMENT PLAN**  
unit A

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**NEW BASEMENT  
FLOOR PLAN  
NEW 1ST FLOOR PLAN  
NEW 2ND FLOOR PLAN  
NEW 3RD FLOOR PLAN**

Sheet:

**A201**

**ENERGY CONSERVATION  
NOTES**

CONSTRUCTION DRAWINGS AND DOCUMENTATION  
DEMONSTRATE ENERGY CODE COMPLIANCE FOR THE  
BUILDING ENVELOPE.

SYSTEMS SERVING MULTIPLE DWELLING UNITS MUST  
DEMONSTRATE COMPLIANCE WITH THE IECC COMMERCIAL  
PROVISIONS

**FENESTRATION**

A. U-FACTORS OF FENESTRATION PRODUCTS ARE  
DETERMINED IN ACCORDANCE WITH THE NFRC TEST  
PROCEDURE OR TAKEN FROM THE DEFAULT TABLE

**INSULATION**

A. SLAB EDGE INSULATION INSTALLED PER  
MANUFACTURER'S INSTRUCTIONS  
B. ALL INSTALLED INSULATION IS LABELED OR THE  
INSTALLED R-VALUES PROVIDED  
C. WALL INSULATION IS INSTALLED PER MANUFACTURER'S  
INSTRUCTIONS  
D. CEILING INSULATION INSTALLED PER MANUFACTURER'S  
INSTRUCTIONS, BLOWN INSULATION EVERY 300 SQ.FT.

**AREA CALCULATIONS**

UNIT A LIVABLE AREA: 1,412.1 SF  
UNIT B LIVABLE AREA: 1,548.6 SF  
TOTAL LIVABLE AREA: 2,960.7 SF  
ENTRY: 30.6 SF  
TOTAL: 2,991.3 SF

**CONSTRUCTION SYSTEMS**

FOR CONSTRUCTION SYSTEMS DETAILS  
REFER TO SHEET A500

Xe EXISTING EXTERIOR WALL TO REMAIN.

Xp EXISTING PARTY WALL TO REMAIN

Xr EXISTING ROOF TO REMAIN.

Xd EXISTING 2X JOISTS AT 16" O.C. W/ NEW 3/4"  
THICK PLYWOOD SHEATHING, REPAIR OR  
REPLACE AS NEEDED

W1 NEW EXTERIOR WALLS, W/STUCCO FINISH TO  
MATCH EXISTING.  
2 X 6 STUDS @ 16" O.C. AND 1/2" THICK GYPSUM  
BOARD ON INTERIOR SIDE. 6" THICK R-19  
FIBERGLASS BATT INSULATION.

W2 NEW TRIPLE BRICK WALL, W/STUCCO FINISH TO  
MATCH EXISTING.

W3 8" THICK MASONRY WALL W/STUCCO FINISH.  
5/8" THICK GYPSUM BOARD AND 2x FLAT  
FURRING ON INTERIOR SIDE

P1 NEW INTERIOR WALLS  
2 X 4 STUDS @ 24" O.C. WITH GYPSUM BOARD  
AND CERAMIC TILE AT 6'-0" A.F.F. MIN. AS  
OCCURS. 3" THICK BATT FIBERGLAS  
INSULATION IN PLUMBING WALLS.

P2 NEW INTERIOR WALLS  
2 X 4 STUDS @ 24" O.C. WITH FULL HEIGHT 1/2"  
THICK FIBER CEMENT GLASS MATT BOARD  
AND CERAMIC TILE AT 6'-0" A.F.F. MIN. AS  
OCCURS. 3" THICK BATT FIBERGLAS  
INSULATION IN PLUMBING WALLS.

P3 NEW 1HR RATED INTERIOR WALLS  
2 X 4 STUDS @ 24" O.C. WITH 5/8" SHEETROCK  
BRAND FIRECODE CORE GYP. PANE, EACH SIDE.  
REFER TO DETAIL.

S1 NEW 4" THICK CONCRETE SLAB ON 4" A.B.C.

S11 NEW STAIRS  
2X JOISTS AT 16" O.C.. TO MATCH EXISTING W/  
3/4" THICK PLYWOOD SHEATHING AND 1/2"  
GYPSUM BOARD CEILING

D1 11-7/8" TJI JOISTS AT 16" O.C. W/ 3/4" PLYWOOD  
SHEATHING AND 1/2" THICK GYPSUM BOARD  
CEILING

D2 11-7/8" TJI JOISTS AT 16" O.C. W/ 1" NOMINAL  
WOOD SUB FLOOR AND 1" WOOD FINISH  
FLOOR AND 1/2" OR 5/8" SHEETROCK BRAND  
GYPSUM PANEL, FIRECODE C CORE

D3 1HR RATED DECK: 2X JOISTS AT 16" O.C. W/ 1"  
NOMINAL WOOD SUB FLOOR AND 1" WOOD FINISH  
FLOOR AND 1/2" OR 5/8" SHEETROCK BRAND  
GYPSUM PANEL, FIRECODE C CORE

**LEGEND**

XXX DOOR NUMBERS TAG  
SEE DOOR SCHEDULE  
REFER TO SHEET A400

XXX WINDOW NUMBERS TAG, SEE  
WINDOW SCHEDULE  
REFER TO SHEET A400

ROOM NAME

XXX ROOM TAG

X CONSTRUCTION SYSTEM TYPES TAG  
REFER TO SHEET A300

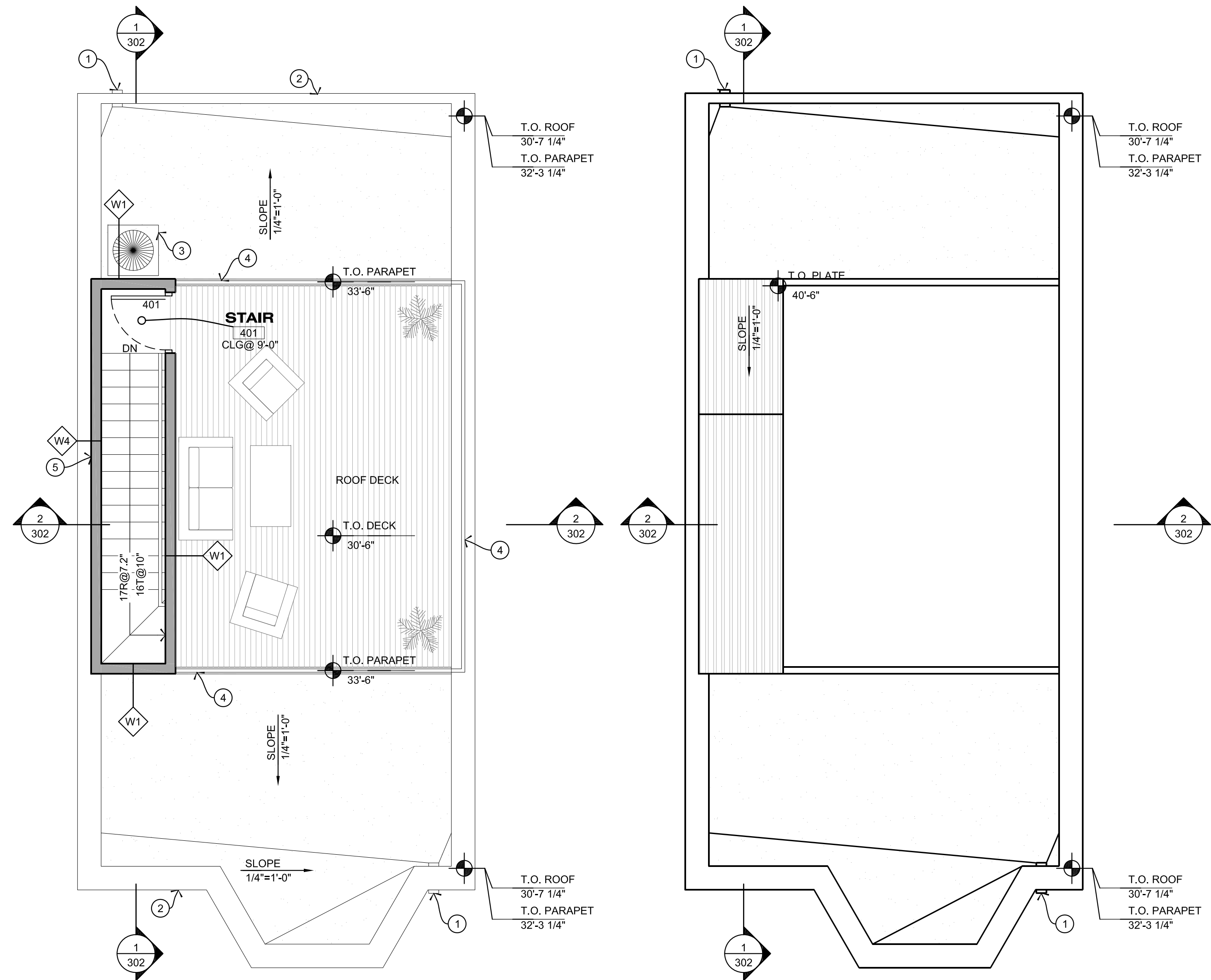
X KEYNOTES

SLOPE

X SLOPE

**KEYNOTES**

- DOUBLE SINK WITH GARBAGE DISPOSAL,  
REFER TO PLUMBING.
- 200 Amps ELECTRICAL PANEL, REFER TO  
ELECTRICAL
- KITCHEN ISLAND CABINET
- 30" WIDE FREESTANDING RANGE/OVEN  
WHODD VENT TO O.S.A. COORD. W/  
MANUFACTURER'S REQUIREMENTS.
- REFRIGERATOR SPACE, PROVIDE 1/4" C.W.  
LINE FOR ICE MAKER, SEE GEN. PLUMBING  
NOTES
- RECESSED MEDICINE CABINET.
- 60"x30" ENAMEL FINISH STEEL TUB W/TEMP.  
GLASS ENCLOSURE OR SHOWER CURTAIN  
ROD.
- WATER CLOSET, REFER TO PLUMBING.
- LAVATORY, REFER TO PLUMBING.
- MIRROR.
- TOILET PAPER HOLDER
- TOWEL ROD
- FULL HEIGHT 1/2" THICK FIBERCEMENT  
GLASSMATT BOARD AND CERAMIC TILE AT 6'-0"  
A.F.F. MIN
- STAIR HANDRAIL AT 34" OVER TREAD NOSING
- SHOWER - PROVIDE SHOWER ENCLOSURE
- TUB
- ROD & SHELF
- EMERGENCY ESCAPE OPENABLE WINDOW,
- MIN. (W)20" X (H)48"
- AIR HANDLER UNIT
- 200 Amps ELECTRICAL PANEL, REFER TO  
ELECTRICAL
- A/C UNIT COMPRESSOR
- STACKED WASHER & DRYER SPACE. WASHER -  
PROVIDE WASHER BOX WITH WASTE DRAIN,  
HOT & COLD WATER, REFER TO PLUMBING.  
DRYER - PROVIDE G.I. VENTING FROM DRYER  
(MIN. 4" DIA.) TO OUTSIDE WITH TOTAL LENGTH  
LIMITED TO 14'-0" MAX. COMBINED HORIZ. &  
VERT. (6" DIA TO 28'-0").
- WATER HEATER
- PROPERTY LINE
- EXISTING RETAINING WALL
- NEW RETAINING WALL
- AIR CONDENSER UNIT
- FLOOR DRAIN
- RAILING AT 36" A.F.F.
- 200 AMPS ELECTRICAL PANEL
- ELECTRICAL METER



ROOF DECK PLAN  
SCALE : 1/4" = 1'-0"  
unit B

ROOF FLOOR PLAN  
SCALE : 1/4" = 1'-0"  
unit B

LEGEND		KEYNOTES
XXX	DOOR NUMBERS TAG SEE DOOR SCHEDULE REFER TO SHEETA400	1. SCUPPER 2. 2HR RATED PARAPET WALL 3. AIR CONDITION UNIT 4. METAL RAILING, PAINTED, AT 36" A.F.F. 5. 2H RATED WALL
XXX	WINDOW NUMBERS TAG, SEE WINDOW SCHEDULE REFER TO SCHEDULE A400	
ROOM NAME XXX	ROOM TAG	
X	CONSTRUCTION SYSTEM TYPES TAG REFER TO SHEET A300	
X	KEYNOTES	
SLOPE X	SLOPE	

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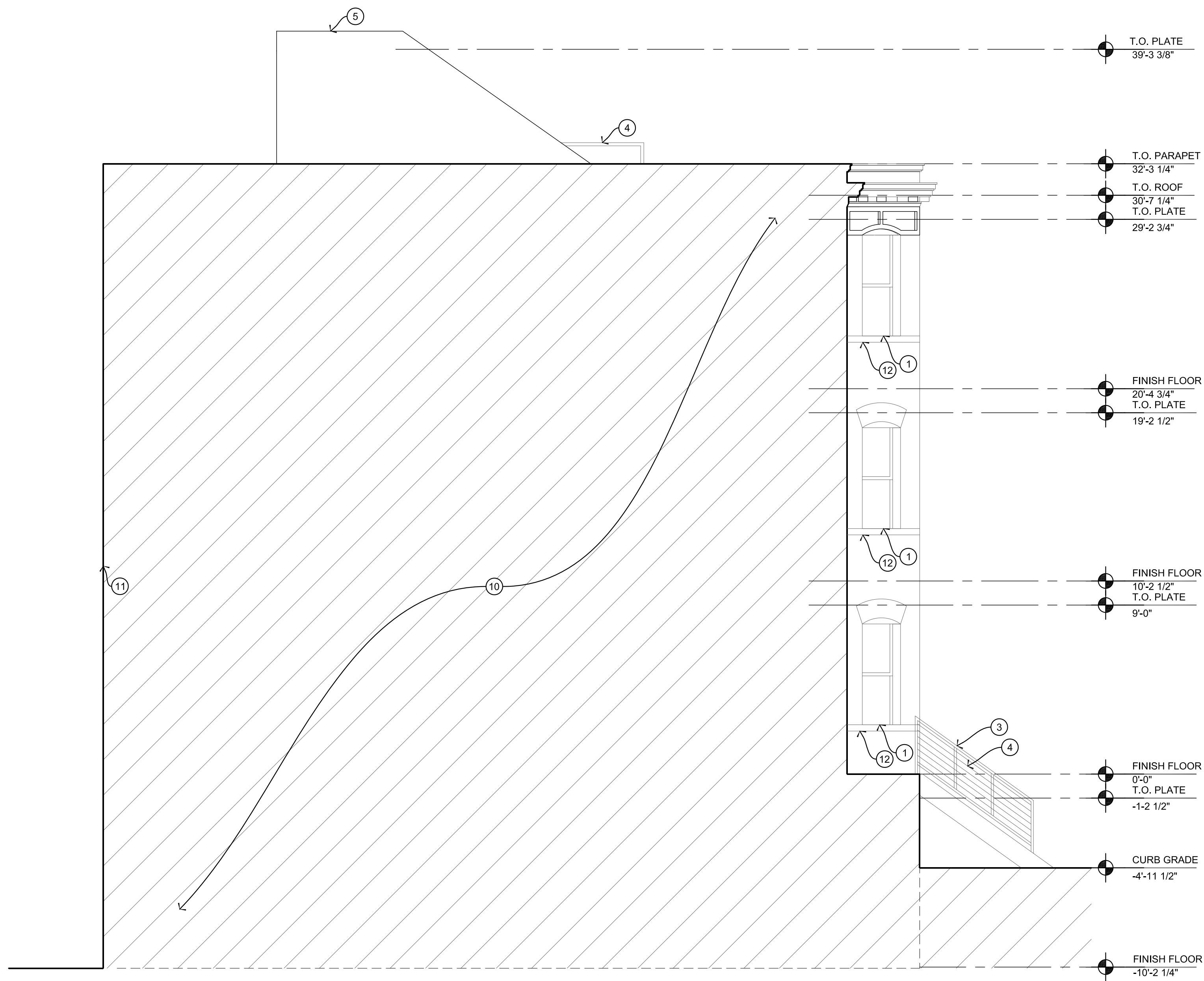
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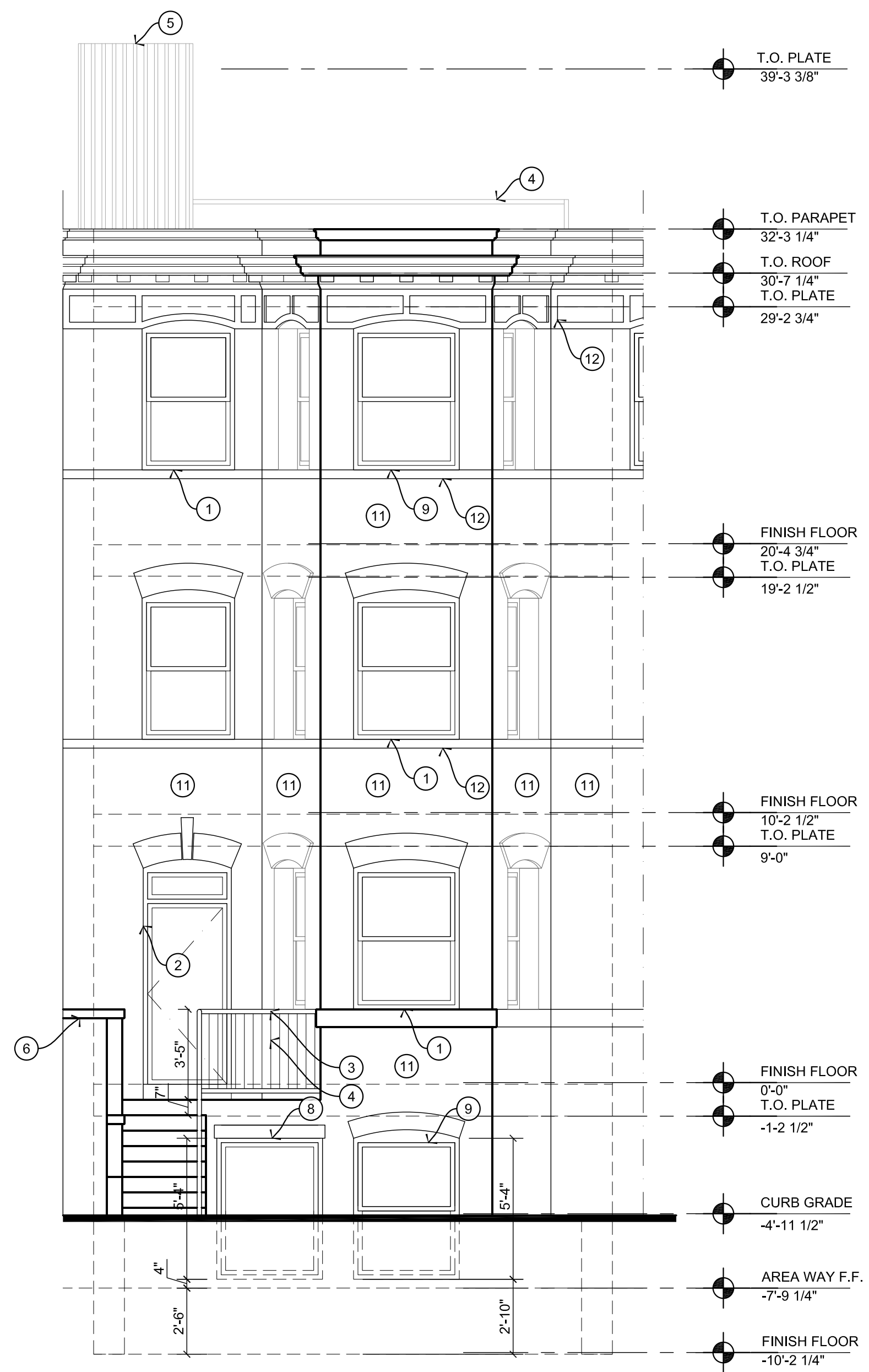
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**NEW ROOF PLAN**

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**LEFT ELEVATION**

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



**11TH ST. ELEVATION**

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

**KEYNOTES**

- EXISTING WINDOW TO REMAIN
- EXISTING DOOR TO REMAIN
- NEW STAIR HANDRAIL AT 34" OVER TREAD NOSING
- NEW METAL RAILING, PAINTED, AT 36" A.F.F.
- STANDING SEAM METAL ROOFING
- EXISTING TO REMAIN 8" CMU WALL
- RETAINING WALL, 8" CMU, FULLY GROUTED
- NEW WINDOW
- NEW EGRESS WINDOW
- PARTY WALL
- EXISTING EXTERIOR WALL TO REMAIN
- EXISTING FACADE DECORATION TO REMAIN
- NEW DOOR
- NEW EXTERIOR WALLS, W/STUCCO FINISH TO MATCH EXISTING

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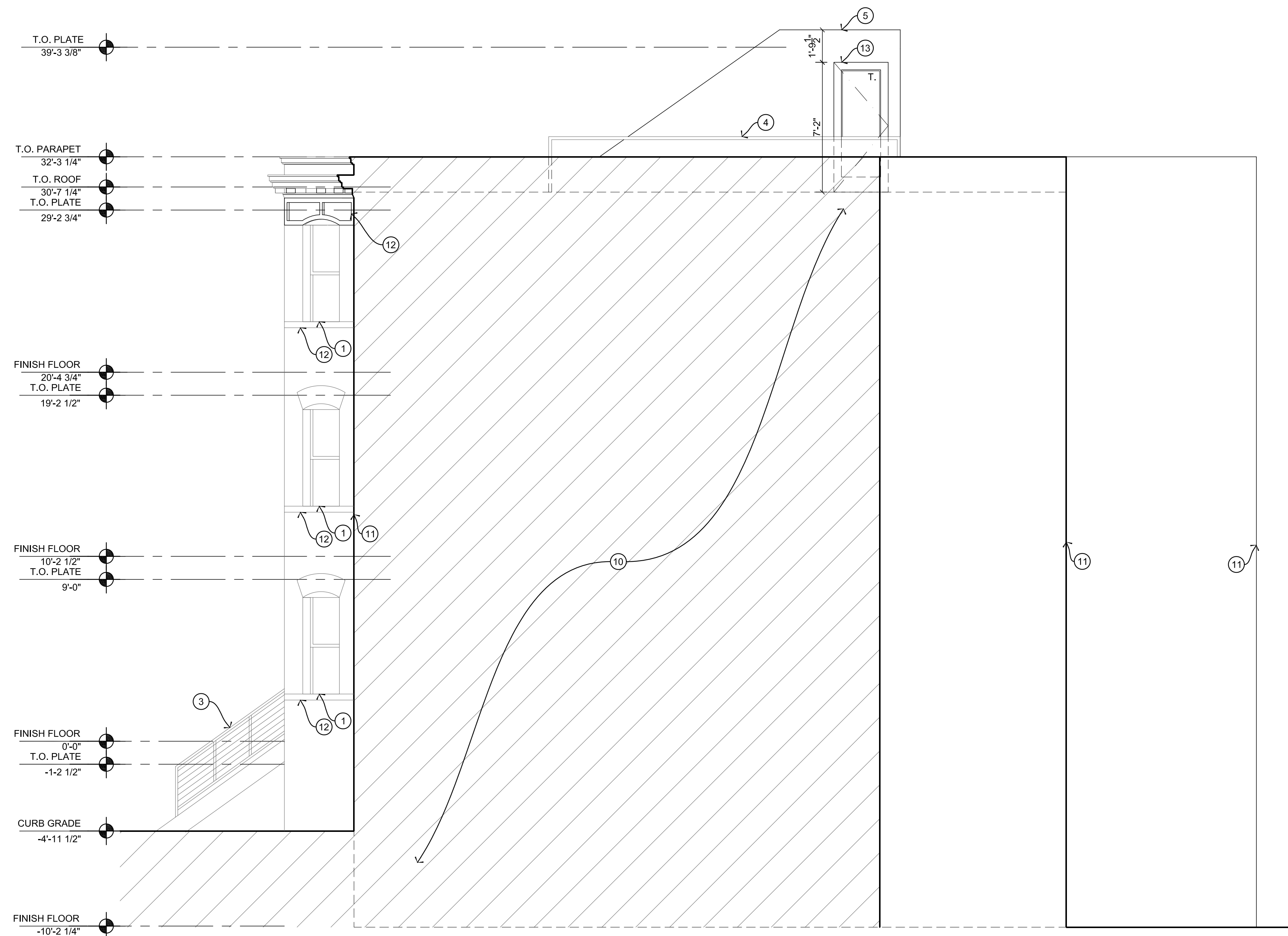
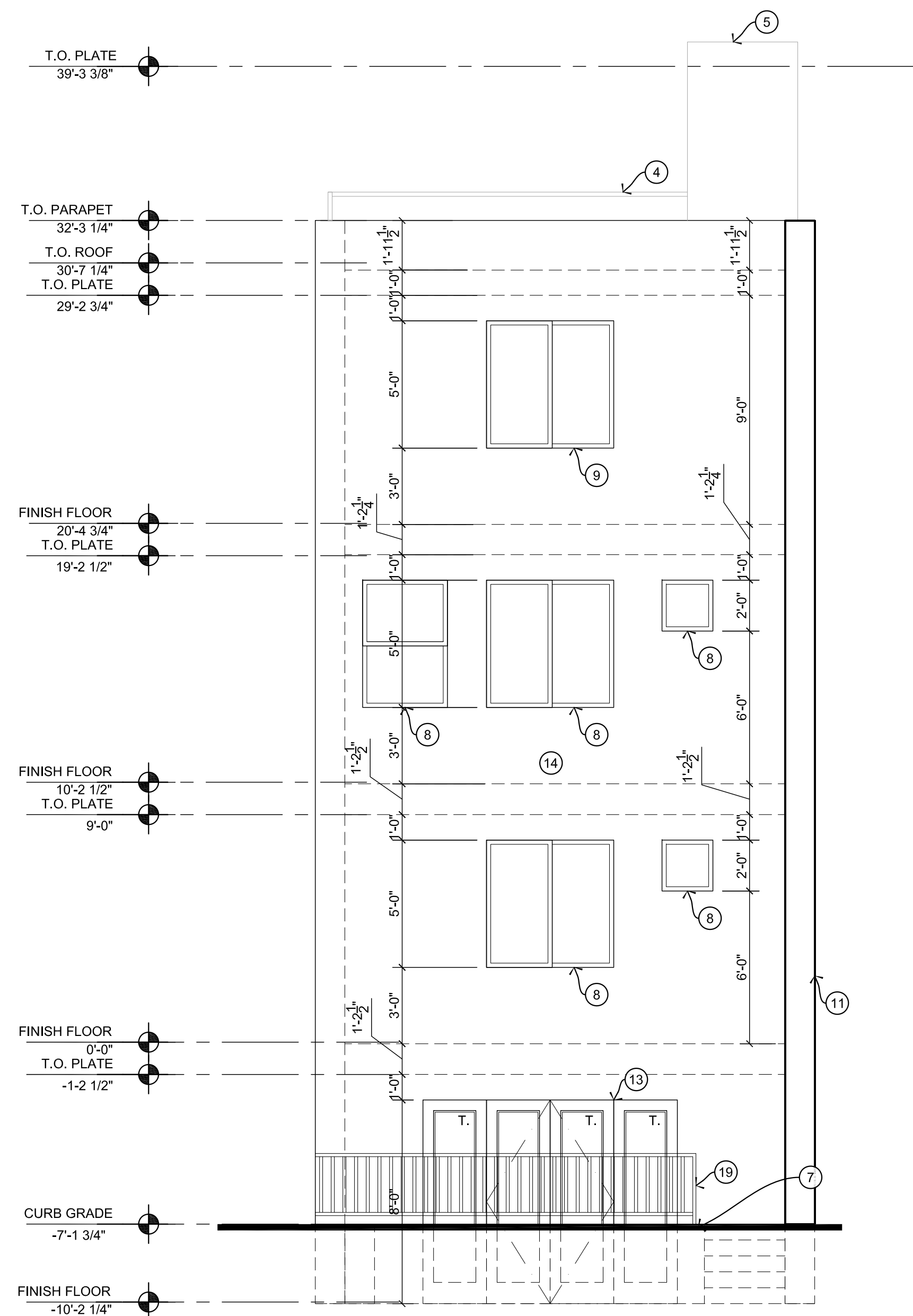
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**ELEVATIONS**

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**A300**



## REAR ELEVATION

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

## RIGHT ELEVATION

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

## KEYNOTES

1. EXISTING WINDOW TO REMAIN
2. EXISTING DOOR TO REMAIN
3. NEW STAIR HANDRAIL AT 34" OVER TREAD NOSING
4. NEW METAL RAILING, PAINTED, AT 36" A.F.F.
5. STANDING SEAM METAL ROOFING
6. EXISTING TO REMAIN 8" CMU WALL
7. RETAINING WALL, 8" CMU, FULLY GROUTED
8. NEW WINDOW
9. NEW EGRESS WINDOW
10. PARTY WALL
11. EXISTING EXTERIOR WALL TO REMAIN
12. EXISTING FACADE DECORATION TO REMAIN
13. NEW DOUBLE HINGED GLAZED EXTERIOR DOOR
14. NEW EXTERIOR WALLS, W/STUCCO FINISH TO MATCH EXISTING
15. METAL RAILING, PAINTED, AT 36" A.F.F.

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Issue:

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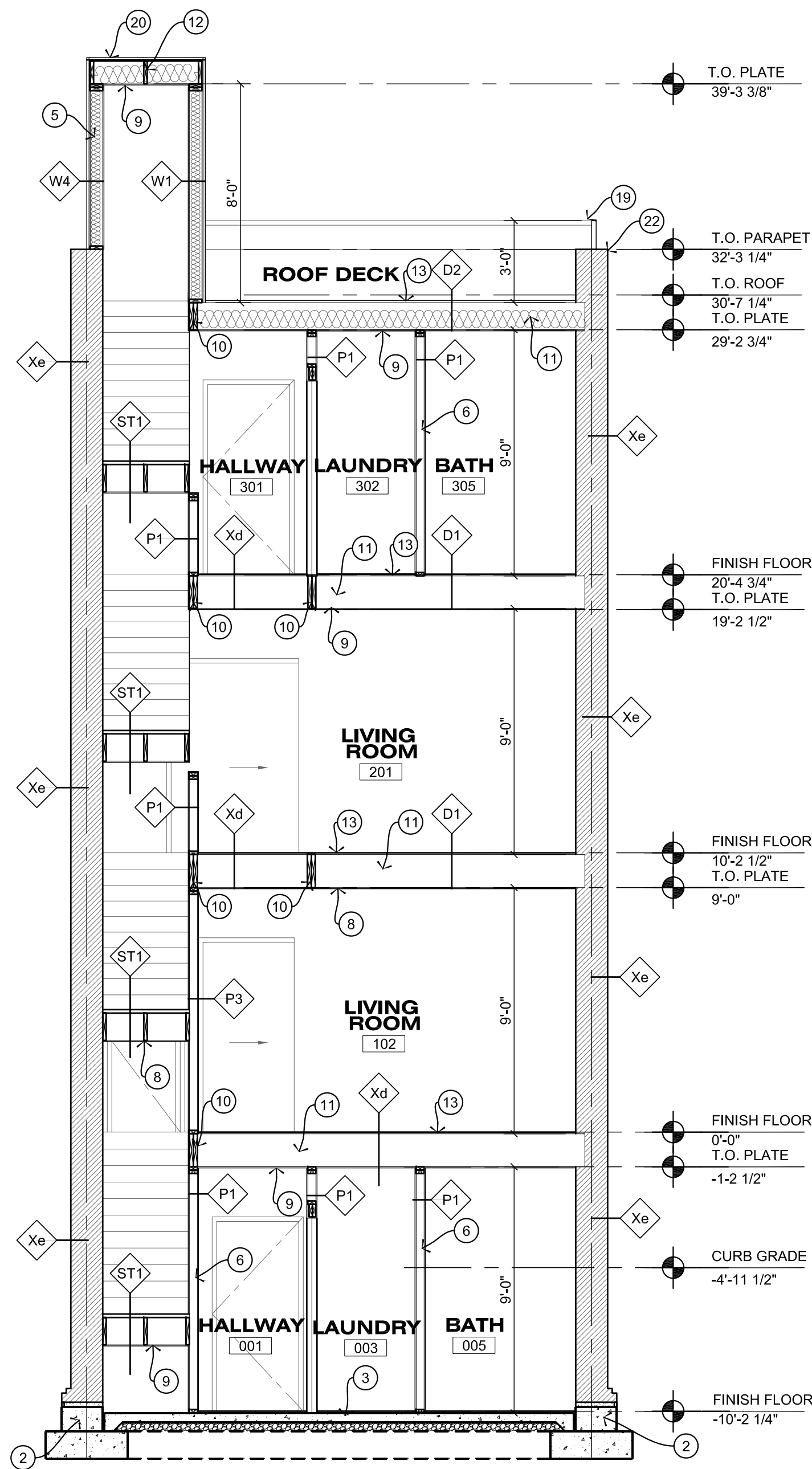
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Title: \_\_\_\_\_

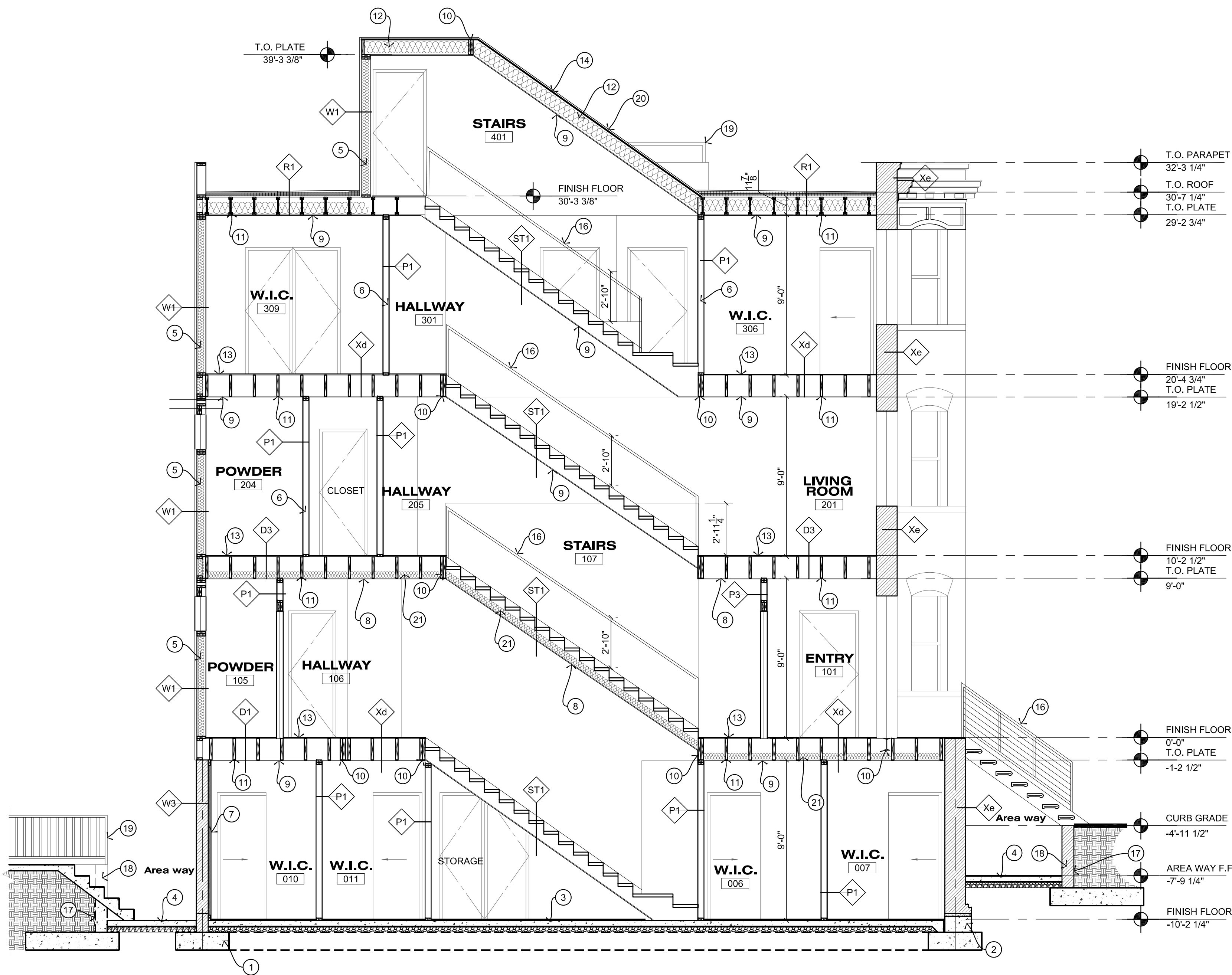
## ELEVATIONS

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# A301



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



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

## CONSTRUCTION SYSTEMS

FOR CONSTRUCTION SYSTEMS DETAILS  
REFER TO SHEET A500

**Xe** EXISTING EXTERIOR WALL TO REMAIN.

**Xp** EXISTING PARTY WALL TO REMAIN

**Xr** EXISTING ROOF TO REMAIN.

**Xd** EXISTING 2X JOISTS AT 16" O.C. W/ NEW 3/4" THICK PLYWOOD SHEATHING, REPAIR OR REPLACE AS NEEDED

**W1** NEW EXTERIOR WALLS, W/STUCCO FINISH TO MATCH EXISTING.  
2 X 6 STUDS @ 16" O.C. AND 1/2" THICK GYPSUM BOARD ON INTERIOR SIDE. 6" THICK R-19 FIBERGLASS BATT INSULATION.

**W2** NEW TRIPLE BRICK WALL, W/STUCCO FINISH TO MATCH EXISTING.

**W3** 8" THICK MASONRY WALL W/STUCCO FINISH.  
5/8" THICK GYPSUM BOARD AND 2x FLAT FURRING ON INTERIOR SIDE

**P1** NEW INTERIOR WALLS  
2 X 4 STUDS @ 24" O.C. WITH GYPSUM BOARD EACH SIDE, U.N.O. OPTIONAL ACOUSTICAL INSULATION.

**P2** NEW INTERIOR WALLS  
2 X 6 STUDS @ 24" O.C. WITH FULL HEIGHT 1/2" THICK FIBER CEMENT GLASS MATT BOARD AND CERAMIC TILE AT 6'-0" A.F.F. MIN. AS OCCURS. 3" THICK BATT FIBERGLAS INSULATION IN PLUMBING WALLS.

**P3** NEW 1HR RATED INTERIOR WALLS  
2 X 4 STUDS @ 24" O.C. WITH 5/8" SHEETROCK BRAND FIRECODE CORE GYP. PANE, EACH SIDE. REFER TO DETAIL.

**S1** NEW 4" THICK CONCRETE SLAB ON 4" A.B.C.

**ST1** NEW STAIRS

**D1** 2X JOISTS AT 16" O.C., TO MATCH EXISTING W/ 3/4" THICK PLYWOOD SHEATHING AND 1/2" GYPSUM BOARD CEILING

**D2** 11-7/8" TJI JOISTS AT 16" O.C. W/ 3/4" PLYWOOD SHEATHING AND 1/2" THICK GYPSUM BOARD CEILING

**D3** 1HR RATED DECK: 2X JOISTS AT 16" O.C. W/ 1" NOMINAL WOOD SUB FLOOR AND 1" WOOD FINISH FLOOR AND 1/2" OR 5/8" SHEETROCK BRAND GYPSUM PANEL, FIRECODE C CORE

**R1** 11-7/8" TJI JOISTS AT 16" O.C. W/ 1/2" PLYWOOD SHEATHING AND 1/2" THICK GYPSUM BOARD CEILING

## KEYNOTES

1. CONCRETE FOOTING - SEE FOUNDATION PLAN
2. UNDERPINNING - SEE FOUNDATION PLAN
3. 4" CONCRETE SLAB OVER 4" ABC - SEE FOUNDATION PLAN.
4. 4" CONCRETE SLAB OVER 4" ABC. SLOPE MIN. 1/8" PER FOOT.
5. 2 X 6 WOOD STUDS AT 16" O.C. WITH 1/2" GYP. BD. ON INTERIOR AND STUCCO SYSTEM ON EXTERIOR - TYP. EXT. STUD WALL
6. 2 X 4 WOOD STUDS AT 16" O.C. WITH 1/2" GYP.BD. EACH SIDE - TYP. INTERIOR STUD WALL.
7. 2X FLAT FURRING.
8. 2X 5/8" THICK GYP. BOARD TYPE "X".
9. 1/2" THICK GYP. BOARD.
10. BEAM, REFER TO FRAMING PLANS
11. JOISTS @ 16" O.C. SEE STRUCTURAL DRAWINGS.
12. 2X10 FRAMING AT 24" O.C.
13. 3/4" T+G PLYWOOD SHEATHING.
14. 1/2" CDX ROOF SHEATHING.
15. BATT INSULATION - CONT. MIN. R-49 AT CEILINGS, OR R-19 AT 2x6 WALLS @16" O.C.
16. STAIR HANDRAIL AT 34" OVER TREAD NOSING.
17. WATERPROOFING MEMBRANE.
18. RETAINING WALL, 8" CMU, FULLY GROUTED
19. METAL RAILING, PAINTED, AT 36" A.F.F.
20. STANDING SEAM METAL ROOFING
21. BATT SOUND INSULATION
22. 2HR RATED PARAPET WALL

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Issue:

Date Description

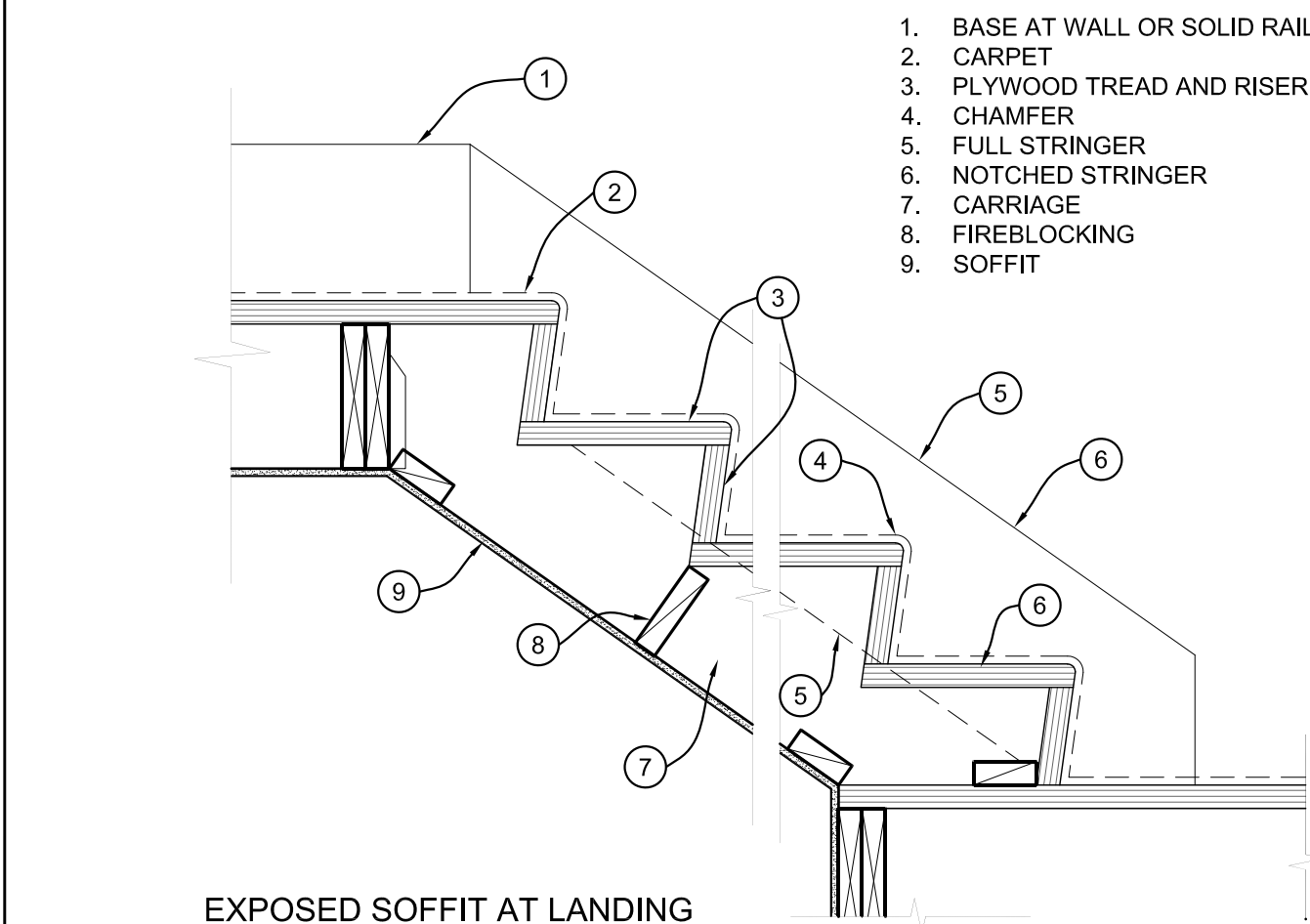
Project Number:

Title:

**SECTIONS**

Sheet:

**A302**



EXPOSED SOFFIT AT LANDING

4 STAIR DETAIL

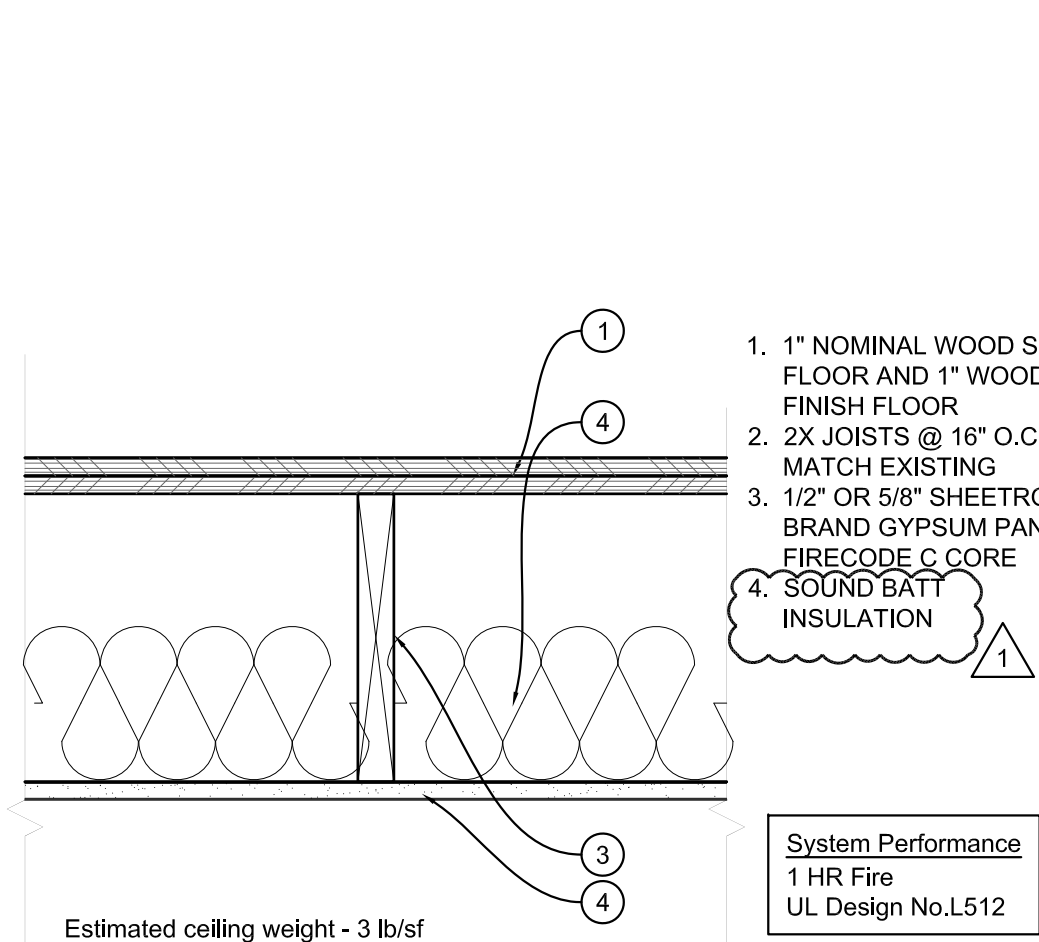
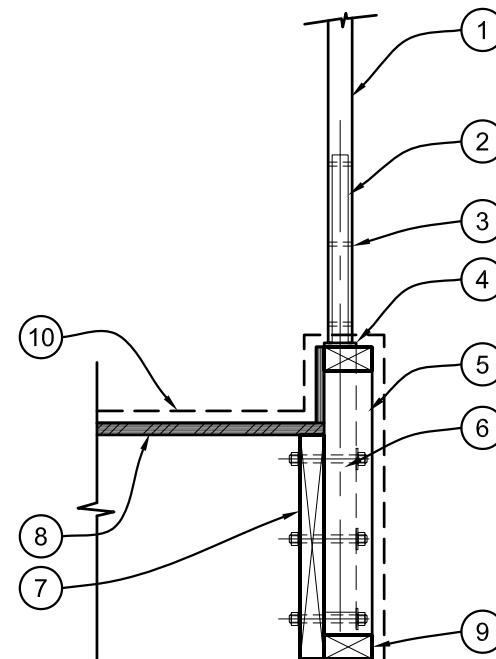
SCALE: 1"=1'-0"

STR-005

A SECTION A

SCALE: 1"=1'-0"

1. BALUSTER AT 5'-0" O.C. MAX
2. METAL SLEEVE TO MATCH BALUSTER, TIGHT FIT.
3. 3/4" DIAM THRU BOLTS AT 5" O.C
4. 2"x2"x3/4" STEEL PLATE BASE WELDED TO SLEEVE AND TS 2X2X1/4
5. TS 2X2X1/4, 18" LONG.
6. (3) 3/4" DIAM THRU BOLTS
7. 2X12 STAIR STRINGER
8. 3/4" PLYWOOD, TREAD.
9. 2X FRAMING
10. FINISH MATERIAL



Estimated ceiling weight - 3 lb/sf

D3 DECK TYPE 1 HR RATED

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

STR-002

P2 PARTITION TYPE "P2"

SCALE: 3" = 1'-0"

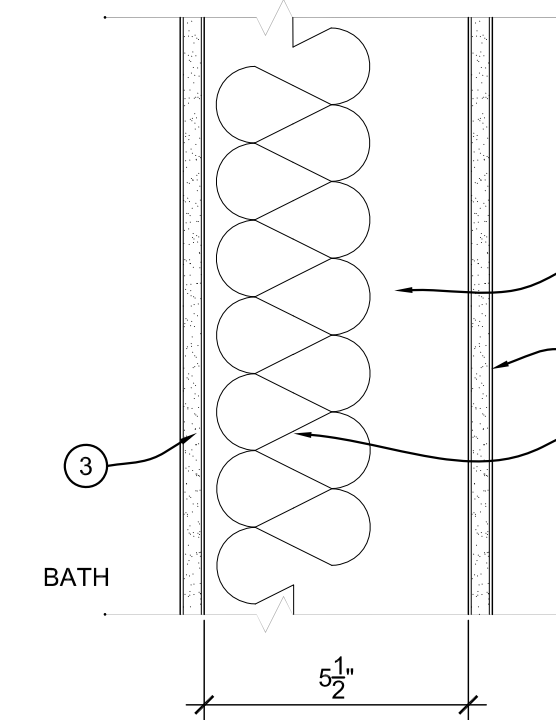
W1 WALL-TYPE W1

P1010-701

W1 WALL-TYPE W1

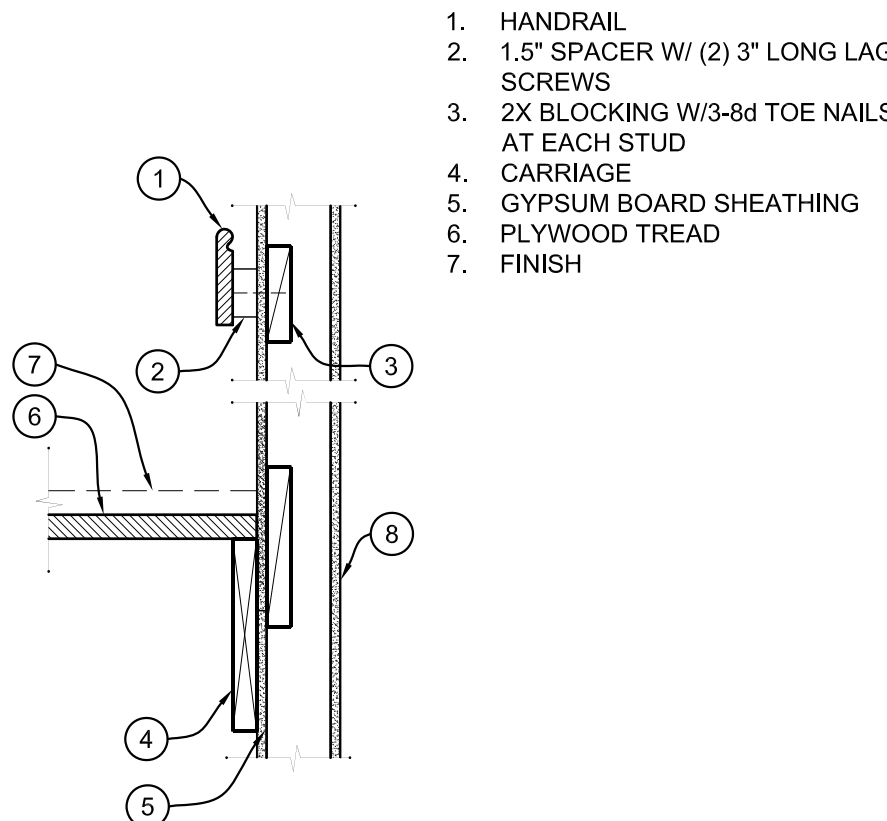
SCALE: 3" = 1'-0"

1. 1-KOTE STUCCO SYSTEM, ICC-ESR 1607
2. LATH
3. RIGID INSULATION BOARD
4. BUILDING PAPER
5. PLYWOOD SHEATHING, REFER TO SHEAR WALL SCHEDULE.
6. 2x6 WOOD STUDS @ 16" O.C.
7. FIBERGLASS BATT INSULATION R=19 MIN.
8. 1/2" THICK GYPSUM BOARD



System Performance  
1 HR Fire  
UL Design No.L512

System Performance  
1 HR Fire  
UL Design No. U305 or U314  
46 STC Sound  
BNN-700725



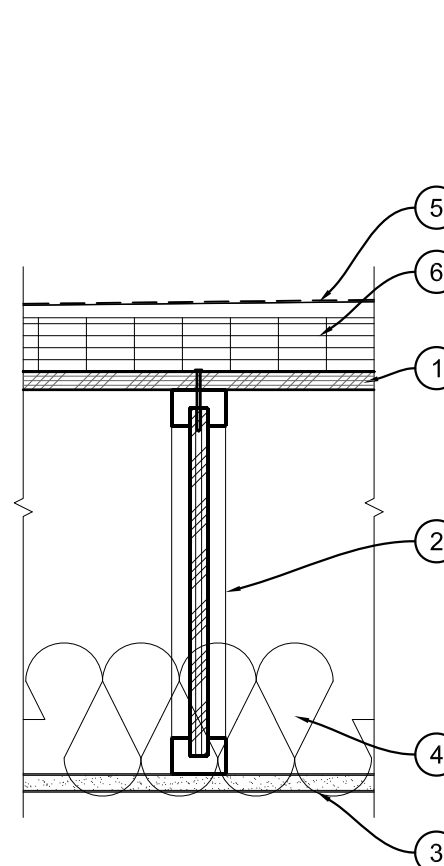
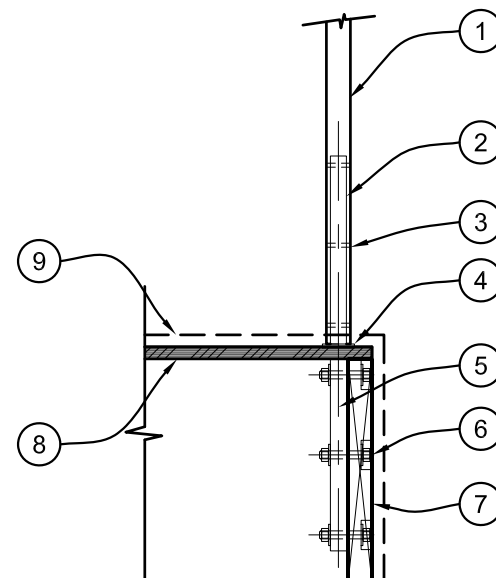
5 NO STRINGER

SCALE: 1"=1'-0"

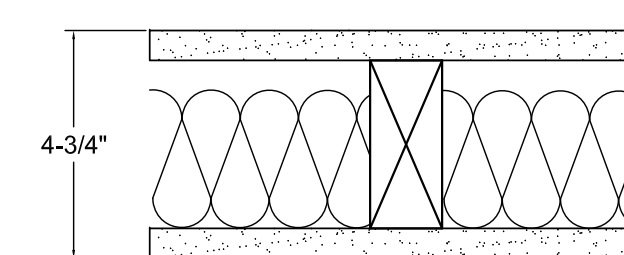
B SECTION B

SCALE: 1"=1'-0"

1. BALUSTER AT 5'-0" O.C. MAX
2. METAL SLEEVE TO MATCH BALUSTER, TIGHT FIT.
3. 3/4" DIAM THRU BOLTS AT 5" O.C
4. 2"x2"x3/4" STEEL PLATE BASE WELDED TO SLEEVE AND TS 2X2X1/4
5. TS 2X2X1/4, 12" LONG.
6. (3) 3/4" DIAM THRU BOLTS
7. 2X12 STAIR STRINGER
8. 3/4" PLYWOOD, TREAD.
9. FINISH MATERIAL

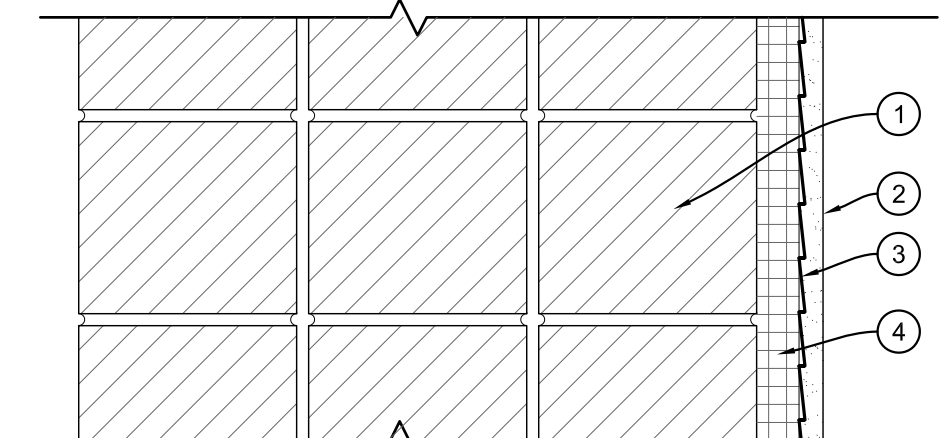


1. 1/2" THICK T+G PLYWOOD SHEATHING
2. 11-7/8" HIGH T.J.'S @ 16" O.C. (ICC ESR-3422)
3. 1/2" THICK GYPSUM BOARD
4. 6" THICK FIBERGLASS BATT INSULATION R-49 MIN.
5. DURADEK MEMBRANE SYSTEM OVER PROTECTION BOARD
6. TAPERED INSULATION



System Description  
Wood Stud Partition (Loadbearing)

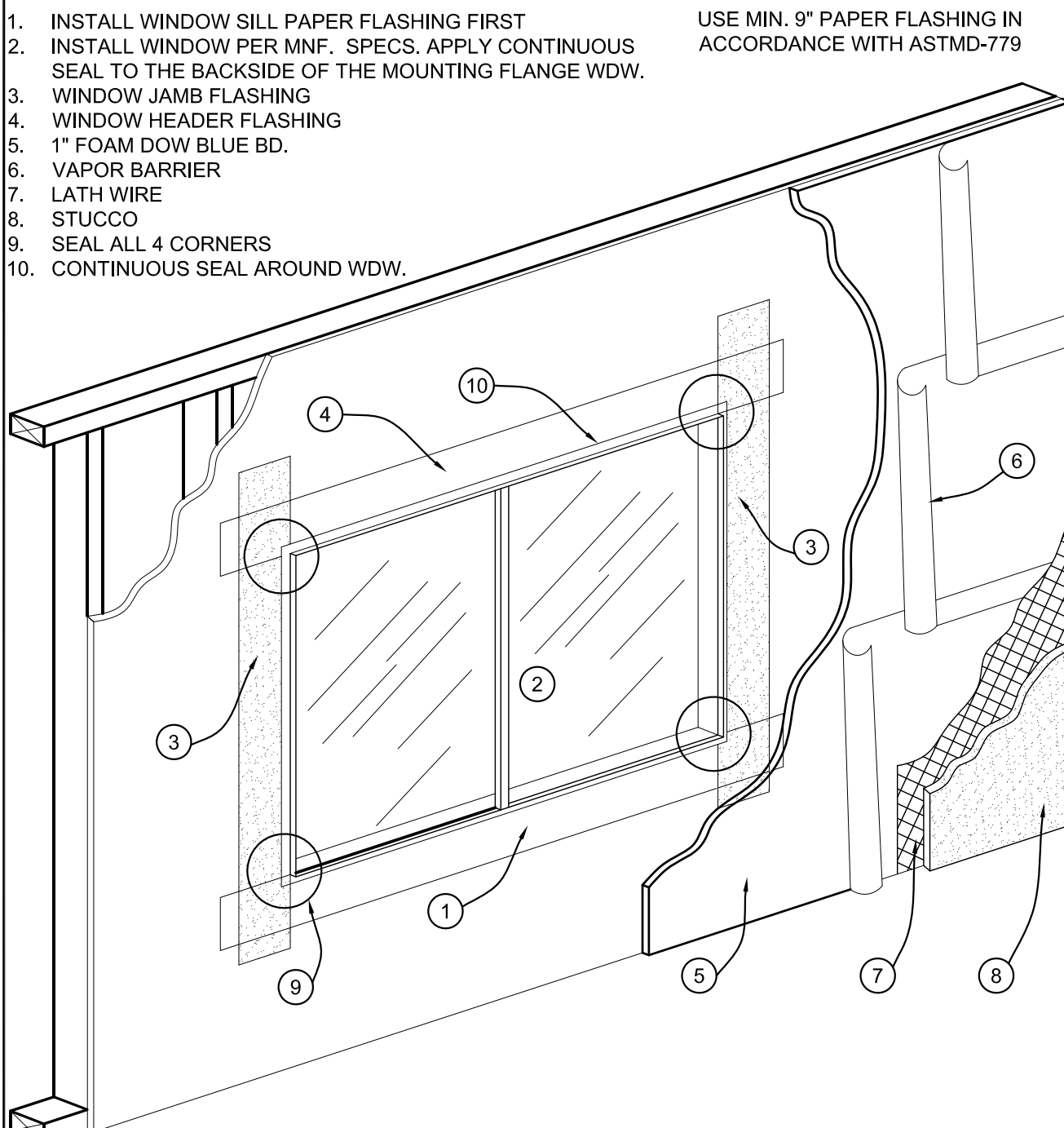
- 5/8" SHEETROCK Brand FIRECODE Core Gypsum Pane, SHEETROCK
- Brand FIRECODE Core Gypsum Panel Mold Tough, FIBEROCK Brand Panel or IMPERIAL Brand FIRECODE Core Gypsum Base
- 2x4 stud 24" o.c.
- 3" mineral wool batt
- 5/8" SHEETROCK Brand FIRECODE Core Gypsum Panel
- joints finished
- optional veneer plaster



W2 WALL-TYPE W2

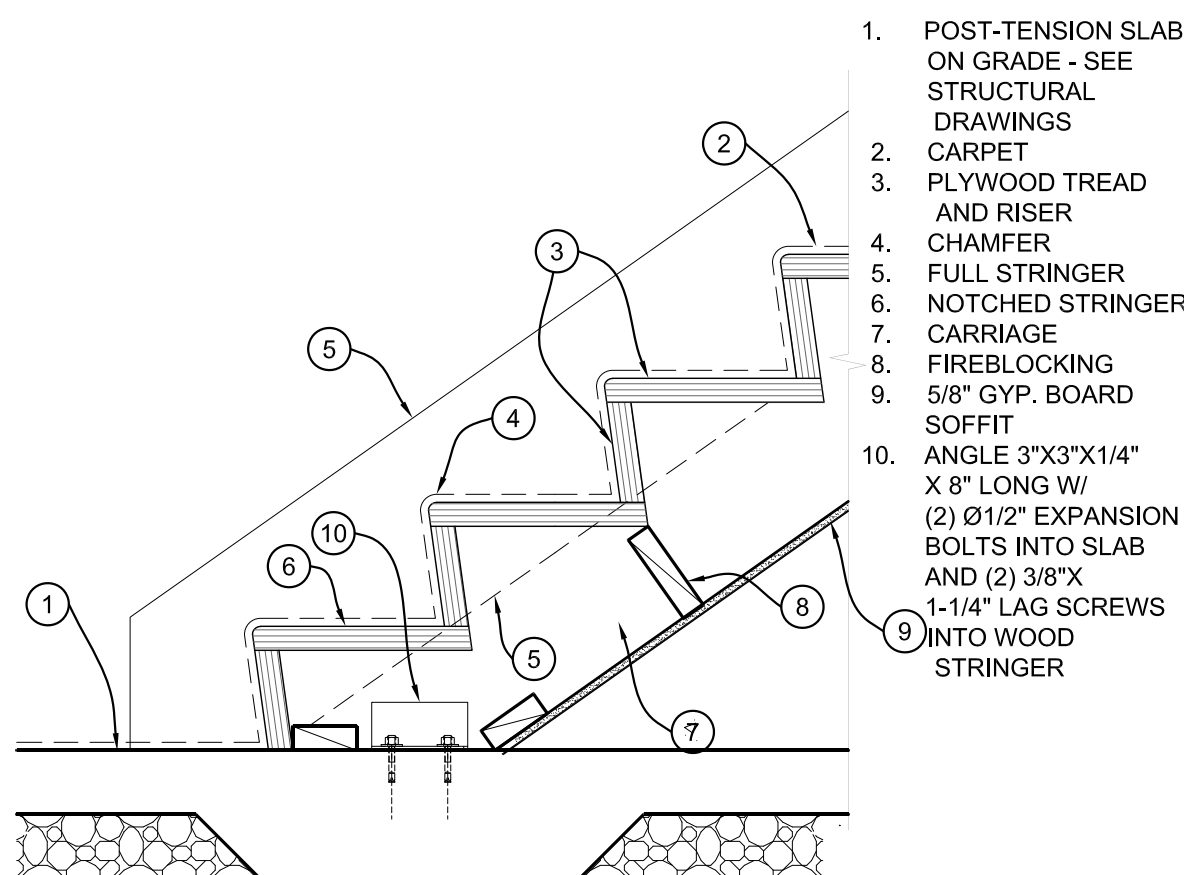
SCALE: 3" = 1'-0"

1. TRIPPLE BRICK WALL
2. 1-KOTE STUCCO SYSTEM, ICC-ESR 1607
3. LATH
4. RIGID INSULATION BOARD



9 WINDOW FLASHING DETAIL

SCALE: N.T.S.

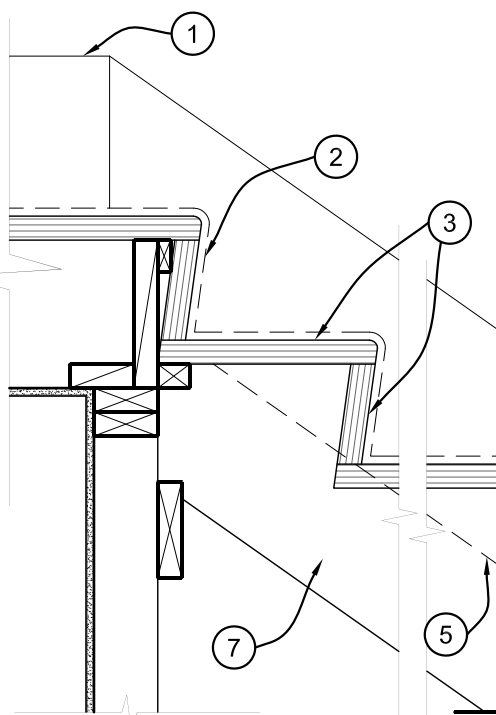


2 STAIR STRINGER TO CONC. SLAB

SCALE: 1"=1'-0"

STR-010

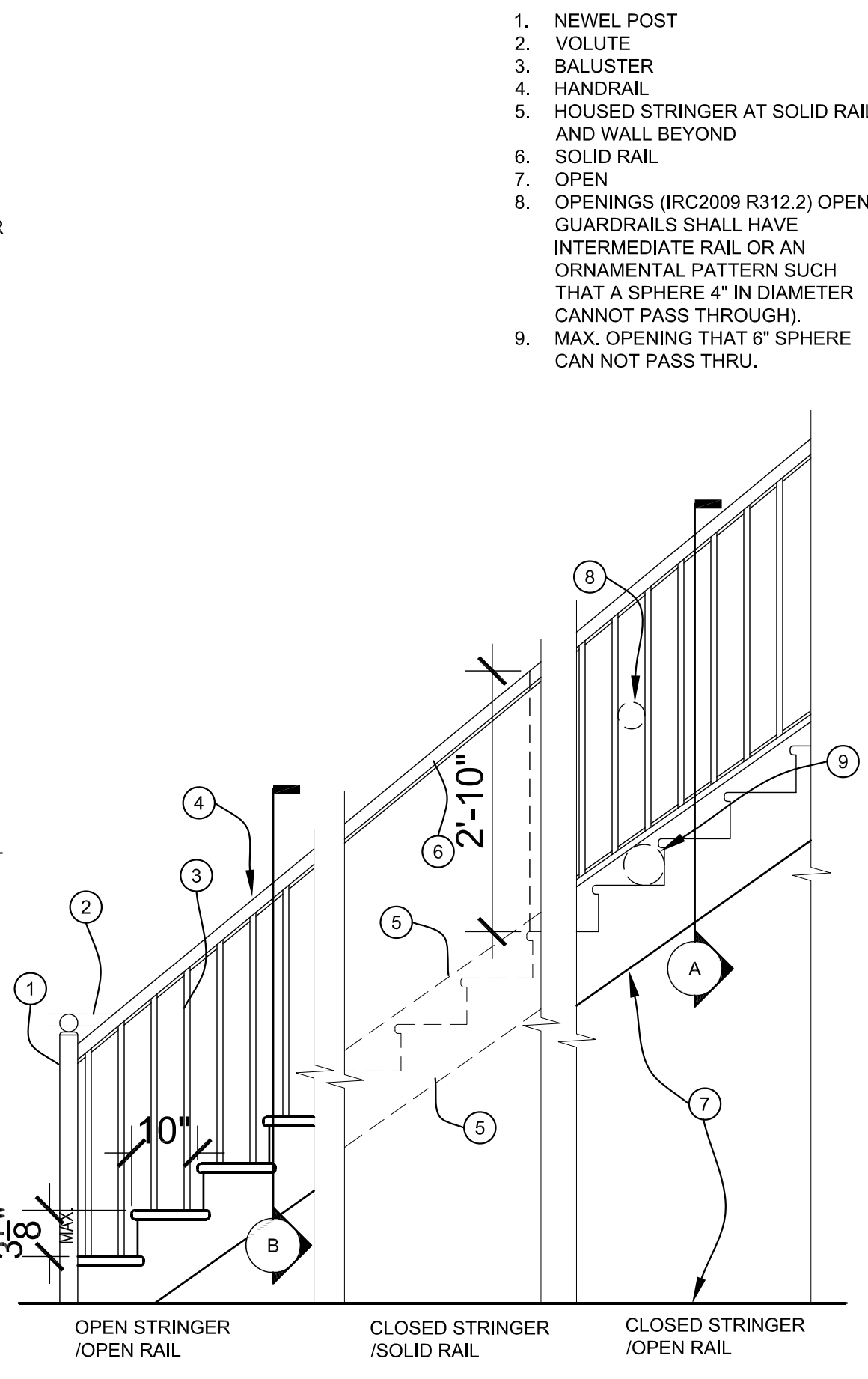
1. BASE AT WALL OR SOLID RAIL
2. CARPET
3. PLYWOOD TREAD AND RISER
4. CHAMFER
5. FULL STRINGER
6. NOTCHED STRINGER
7. CARRIAGE



3 STAIR DETAIL

SCALE: 1"=1'-0"

STR-004



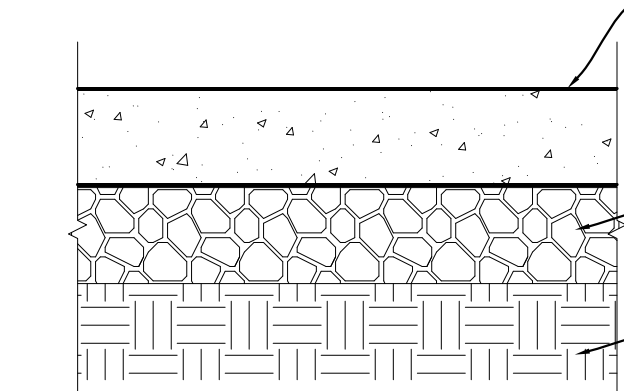
1 STAIR ELEVATION

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

STR-001

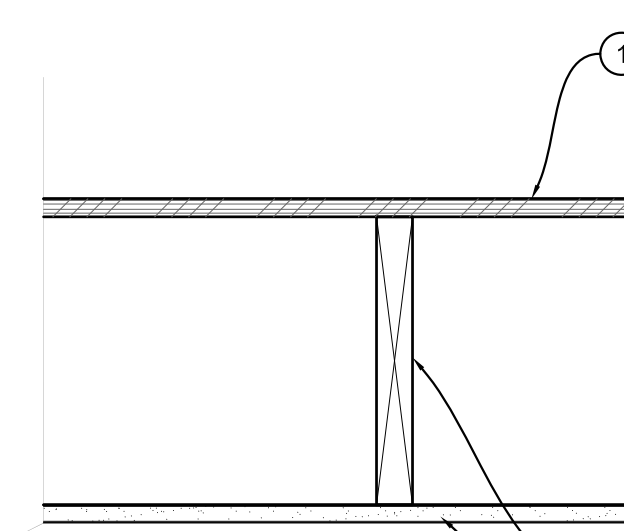
P3 PARTITION "P2" 1HR RATED

SCALE: 3" = 1'-0"



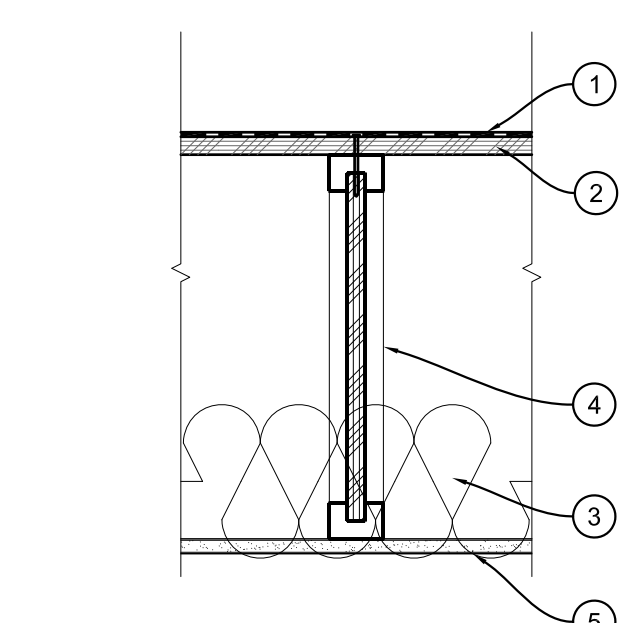
S1 SLAB ON GRADE

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



D1 DECK TYPE

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

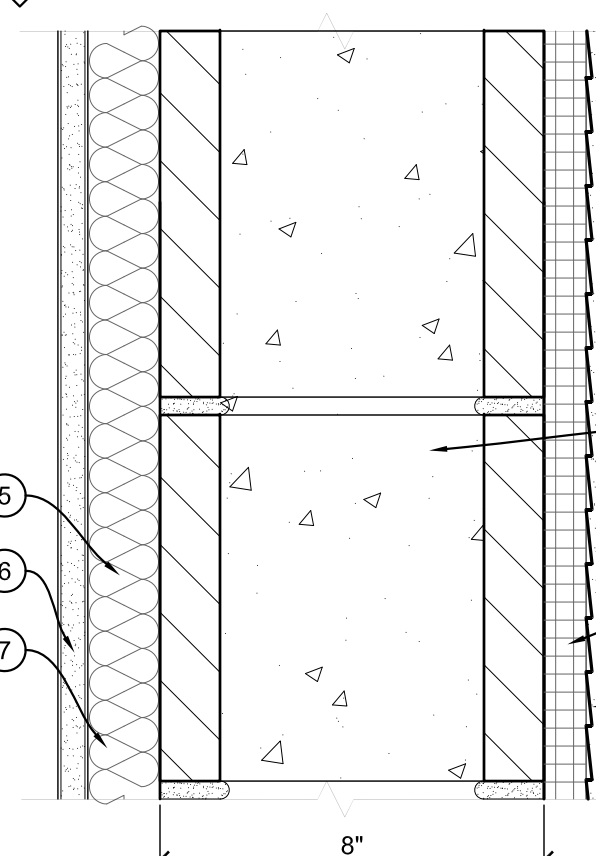


D2 ROOF DECK

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

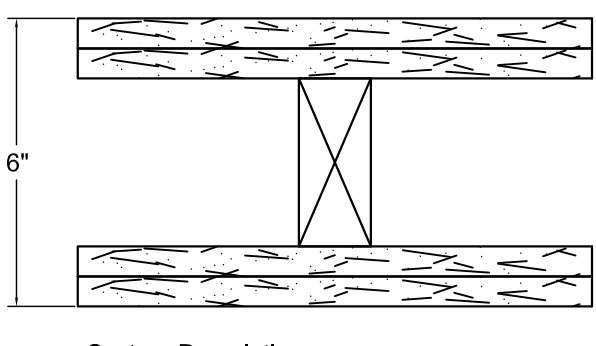
W3 WALL-TYPE W3

SCALE: 3" = 1'-0"



W4 WALL-TYPE W4

SCALE: 3" = 1'-0"

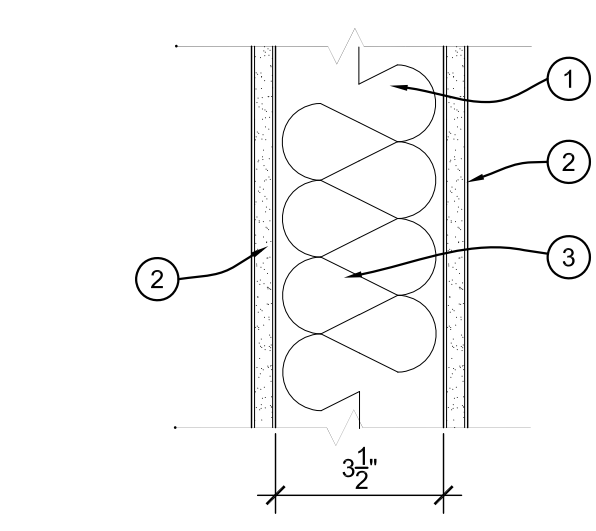


System Performance  
2 HR Fire  
UL Design No. U301

System Description  
Wood Stud Exterior Wall (Loadbearing)  
- 5/8" SHEETROCK Brand FIRECODE Core Gypsum Sheathing or FIBEROCK Brand AQUA-X-TOUGH Exterior Sheathing  
- 2" x 4" wood studs 16" o.c.  
- 5/8" SHEETROCK Brand FIRECODE Core Gypsum Panels  
- Joints exposed or finished

W4 WALL-TYPE W4

SCALE: 3" = 1'-0"



P1 PARTITION TYPE "P1"

SCALE: 3" = 1'-0"

P1010-700

Project:

WASHINGTON DC  
TOWNHOUSE

Seal:

Revision:

No. Date Description

Issue:

Date Description

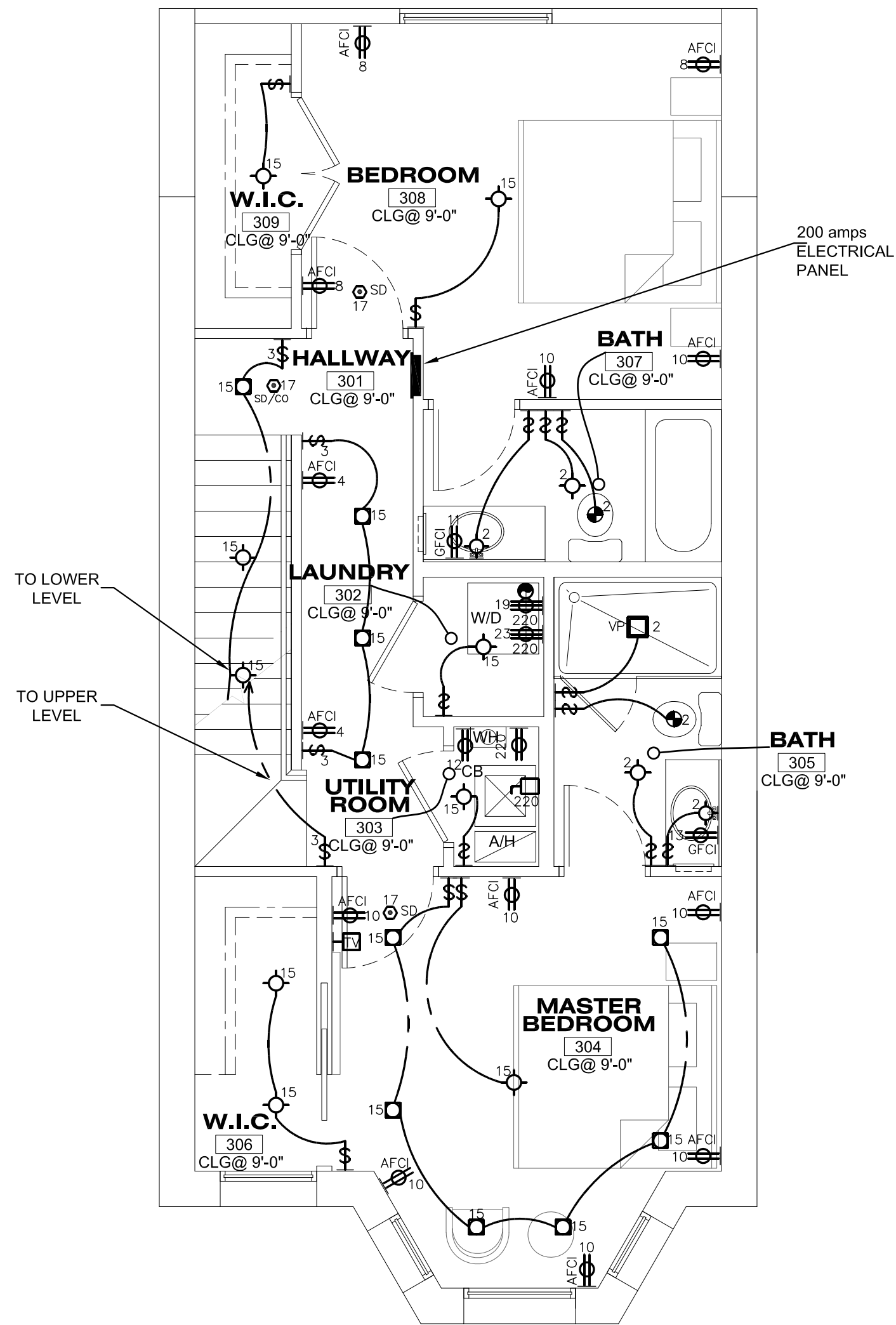
Project Number:

Title:

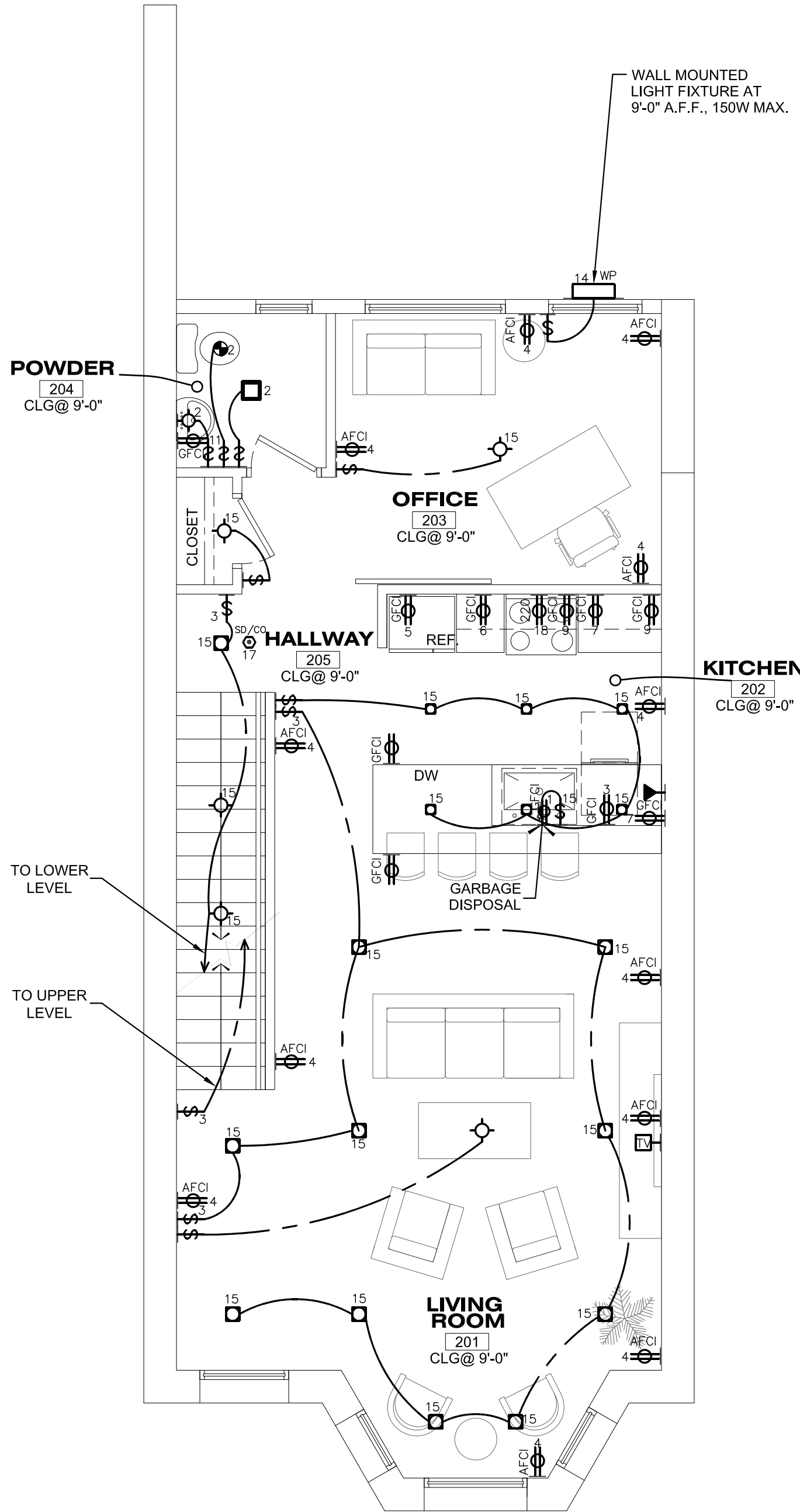
CONSTRUCTION SYSTEM  
TYPES DETAILS  
ARCHITECTURAL  
DETAILS

Sheet:

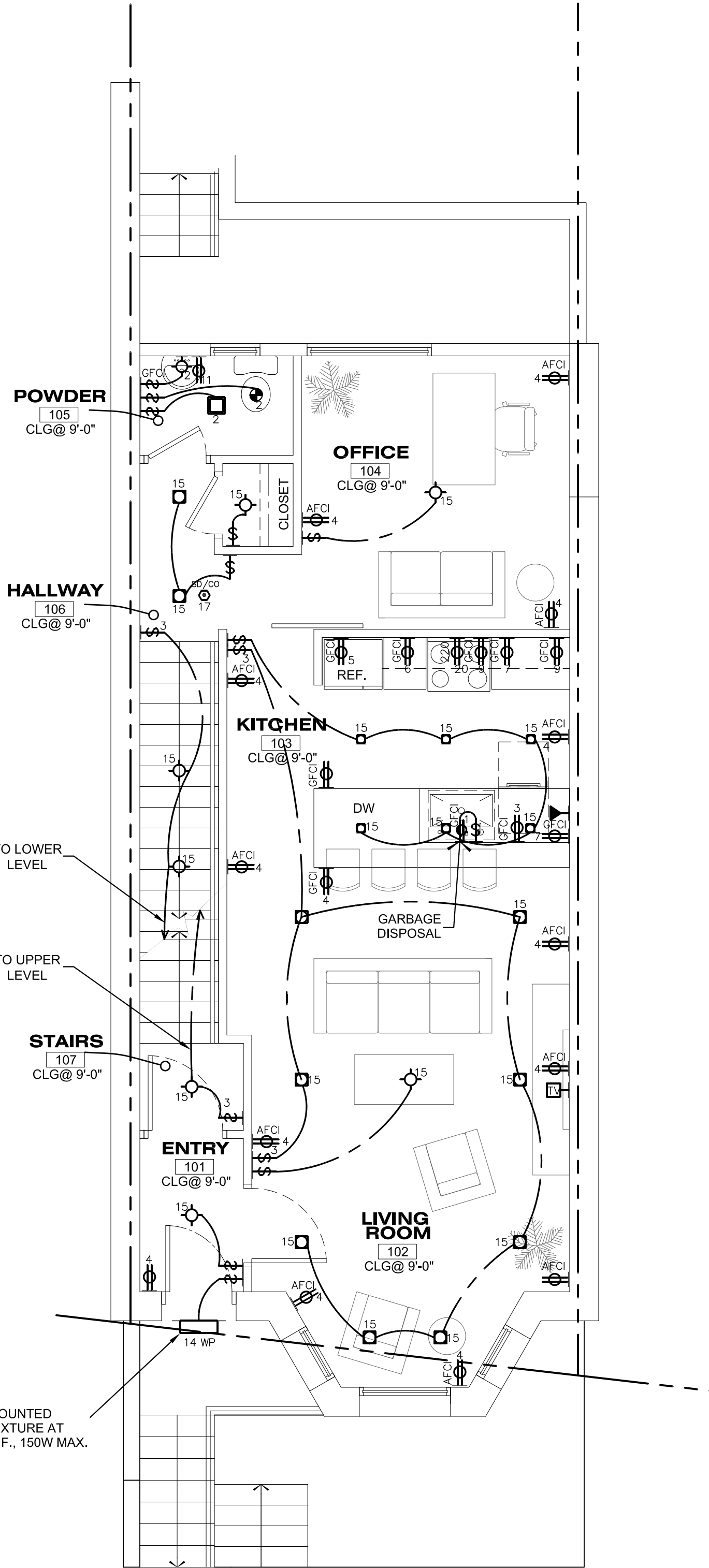
A500



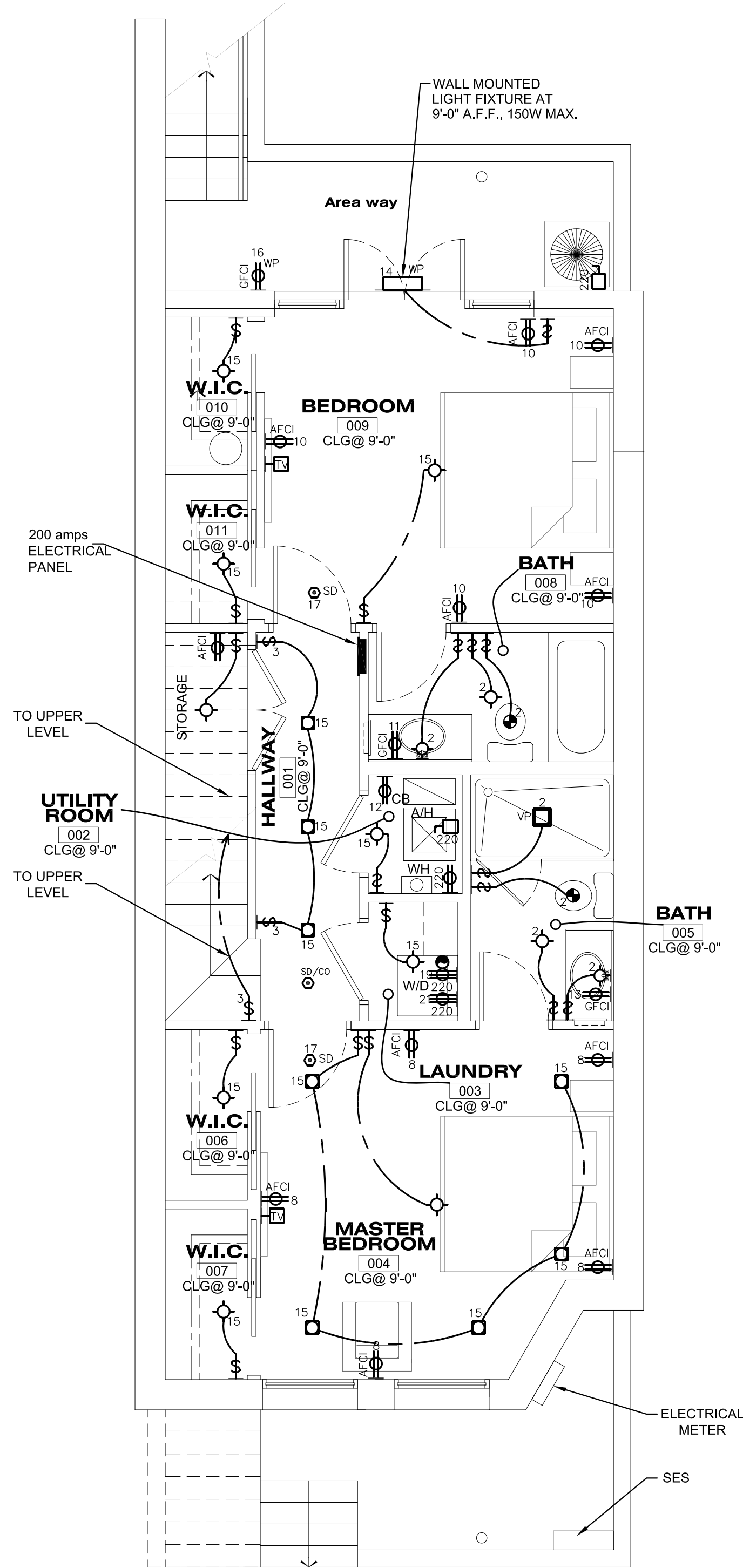
**THIRD FLOOR PLAN**  
SCALE: 1/4" = 1'-0"  
**unit B**



**SECOND FLOOR PLAN**  
SCALE: 1/4" = 1'-0"  
**unit B**



**FIRST FLOOR PLAN**  
SCALE: 1/4" = 1'-0"  
**unit A**



**BASEMENT PLAN**  
SCALE: 1/4" = 1'-0"  
**unit A**

**ENERGY CONSERVATION NOTES**

- IC-RATED RECESSED LIGHTING FIXTURES SEALED AT HOUSING/INTERIOR FINISH AND LABELED TO INDICATE ≤2.0 CFM LEAKAGE AT 75 Pa
- 75% OF LAMPS IN PERMANENT FIXTURES OR 75% OF PERMANENT FIXTURES HAVE HIGH EFFICACY LAMPS. DOES NOT APPLY TO LOW-VOLTAGE LIGHTING.
- FUEL GAS LIGHTING SYSTEMS HAVE NO CONTINUOUS PILOT LIGHTS

**ADD TO GENERAL NOTES  
ON ELECTRICAL PLAN IF**

**ELECTRICAL LEGEND**

- |  |                                         |  |                                                                                      |
|--|-----------------------------------------|--|--------------------------------------------------------------------------------------|
|  | LIGHT, CEILING MTD.                     |  | CHIME                                                                                |
|  | LIGHT, WALL MTD. @ +80" U.N.O.          |  | EXHAUST FAN TO OUTSIDE,<br>5 AIR CHANGES/HR. MIN.HARDWIRED WITH<br>BATATTERY BACK UP |
|  | LIGHT, RECESSED IN CEILING, ADJUSTABLE  |  | SMOKE DETECTOR                                                                       |
|  | LIGHT, RECESSED IN CEILING, DIAMETER 6" |  | CARBON MONOXIDE<br>DETECTOR                                                          |
|  | LIGHT, RECESSED IN CEILING, DIAMETER 4" |  | W.P. WEATHERPROOF (RAINTIGHT)                                                        |
|  | LIGHT, RECESSED IN WALL @ +12"          |  | U.N.O. UNLESS NOTED OTHERWISE                                                        |
|  | TELEPHONE JACK @ +12" OR +44"           |  | SWITCH, SINGLE POLE<br>@ 48" UNLESS NOTED                                            |
|  | TELEVISION JACK @ +12"                  |  | SWITCH, THREE-WAY                                                                    |
|  | PUSH BUTTON                             |  |                                                                                      |

- |  |                                               |
|--|-----------------------------------------------|
|  | SWITCH, FOUR-WAY                              |
|  | DIMMER SWITCH                                 |
|  | RECEP. @ 12" UNLESS NOTED                     |
|  | RECEP. ONE SIDE SWITCHED                      |
|  | RECEP. 220V.                                  |
|  | RECEP., GRD. FAULT<br>CRT. INTERCEPTOR @ +44" |
|  | RECEP. WATER PROOF                            |
|  | RECEP., RECESSED IN FLOOR                     |
|  | RECEP., FOURPLEX                              |

- |  |                                            |
|--|--------------------------------------------|
|  | CEILING OUTLET                             |
|  | FAN &/OR LIGHT (2 CIRCUITS,<br>DBL. SWITCH |
|  | FLUORESCENT FIXTURE,<br>EXPOSED BULB       |
|  | FLUORESCENT FIXTURE,<br>W/ DIFFUSER        |
|  | DISCONNECT                                 |
|  | LIGHT, CEILING                             |

- |  |                                                                                      |
|--|--------------------------------------------------------------------------------------|
|  | CHANDELIER                                                                           |
|  | LIGHT, CEILING                                                                       |
|  | BATHROOM EXHAUST<br>FAN, 3" Ø VENT THROUGH<br>ROOF (VTRV) VENT THROUGH<br>WALL (VTW) |

Project:

**WASHINGTON DC  
TOWNHOUSE**

Seal:

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Issue:

Date Description

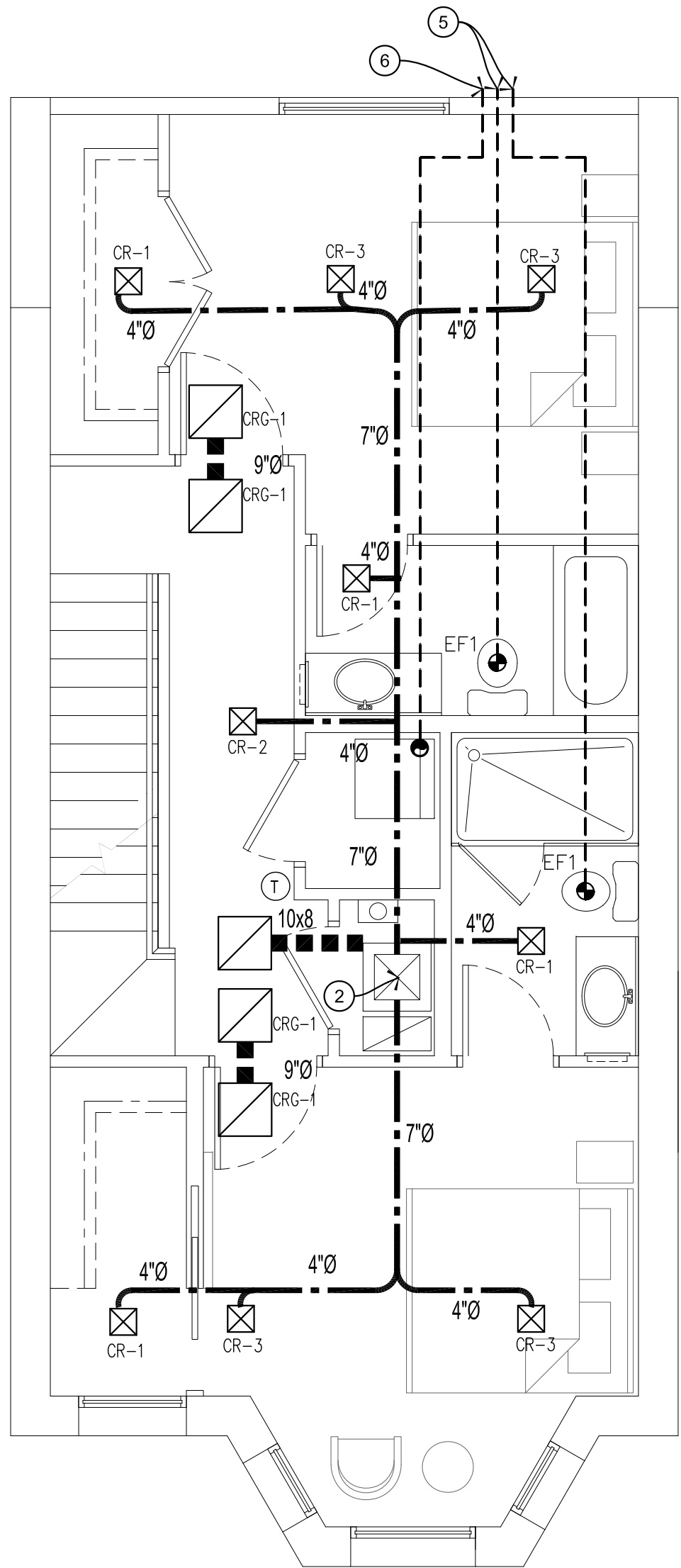
Project Number:

Title:

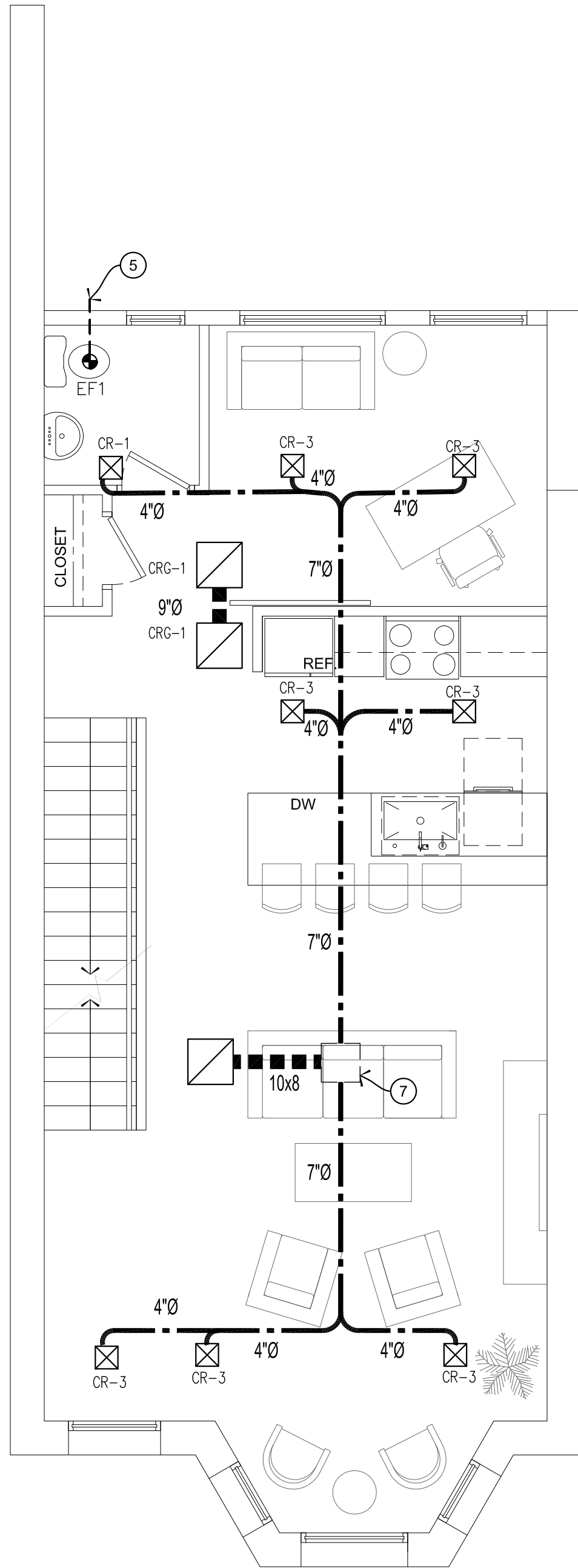
**POWER AND LIGHTING  
PLANS  
BASEMENT PLAN  
1ST FLOOR PLAN  
2ND FLOOR PLAN  
3RD FLOOR PLAN**

Sheet:

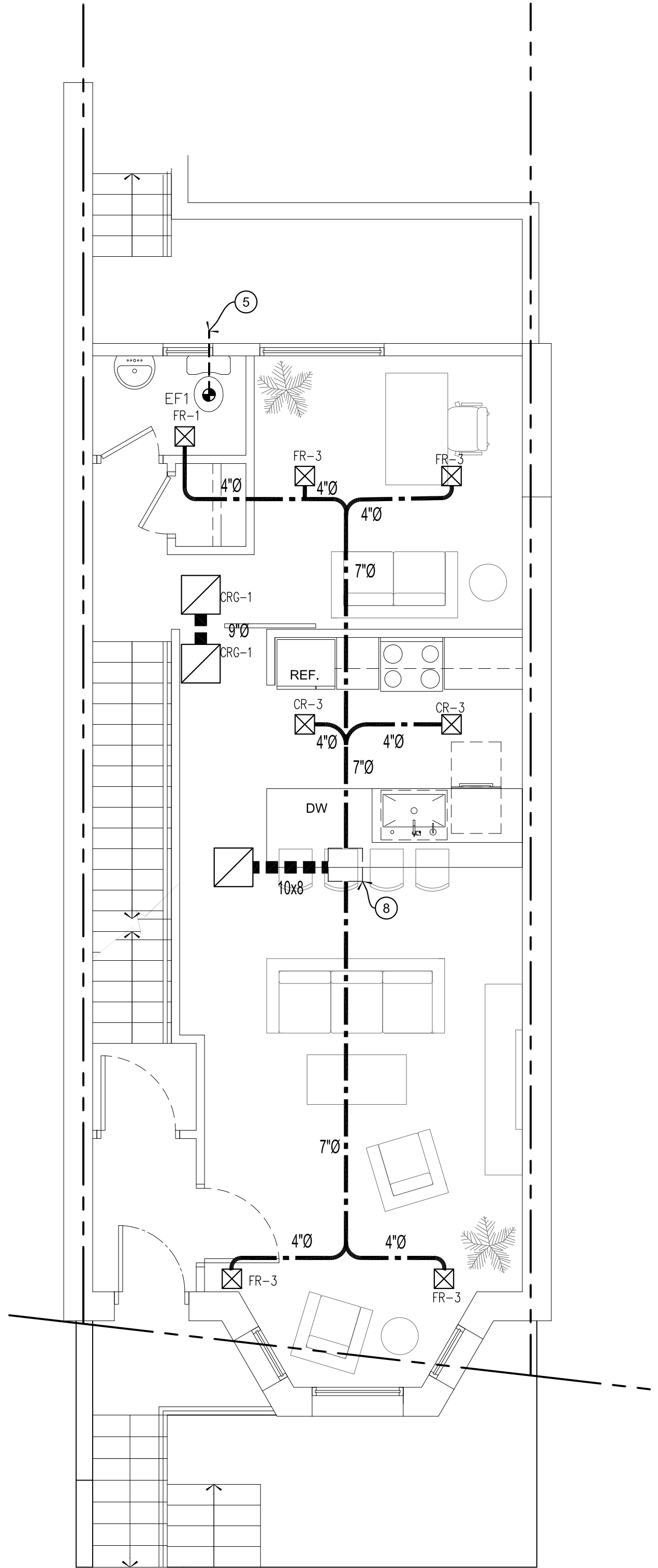
**E100**



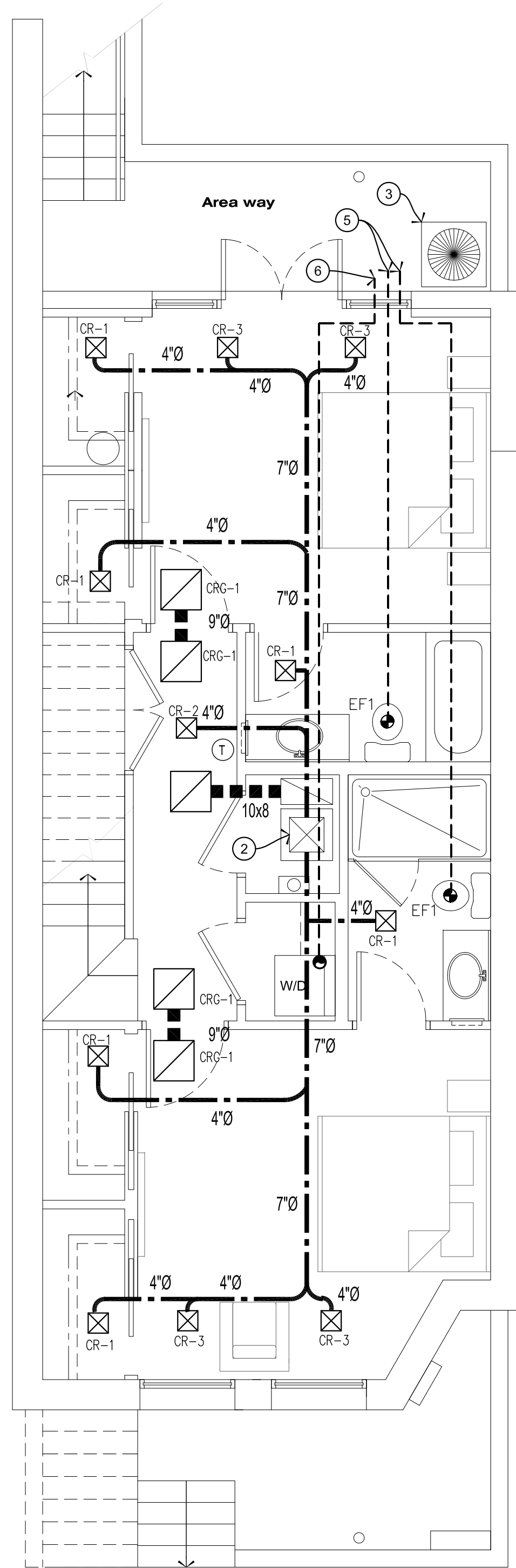
**THIRD FLOOR PLAN**  
SCALE: 1/4" = 1'-0"  
**unit B**



**SECOND FLOOR PLAN**  
SCALE: 1/4" = 1'-0"  
**unit B**



**FIRST FLOOR PLAN**  
SCALE: 1/4" = 1'-0"  
**unit A**



**BASEMENT PLAN**  
SCALE: 1/4" = 1'-0"  
**unit A**

**KEYNOTES**

1. TO REGISTER ABOVE
2. AIR HANDLER
3. CONDENSING UNIT
4. SIDEWALL RETURN
5. 4" FLEXIBLE EXHAUST VENT
6. 4" FLEXIBLE DRYER VENT
7. UP TO AIR HANDLER
8. DOWN TO AIR HANDLER

Project:  
**WASHINGTON DC  
TOWNHOUSE**

Seal:

Revision:  
No. Date Description

Issue:  
Date Description

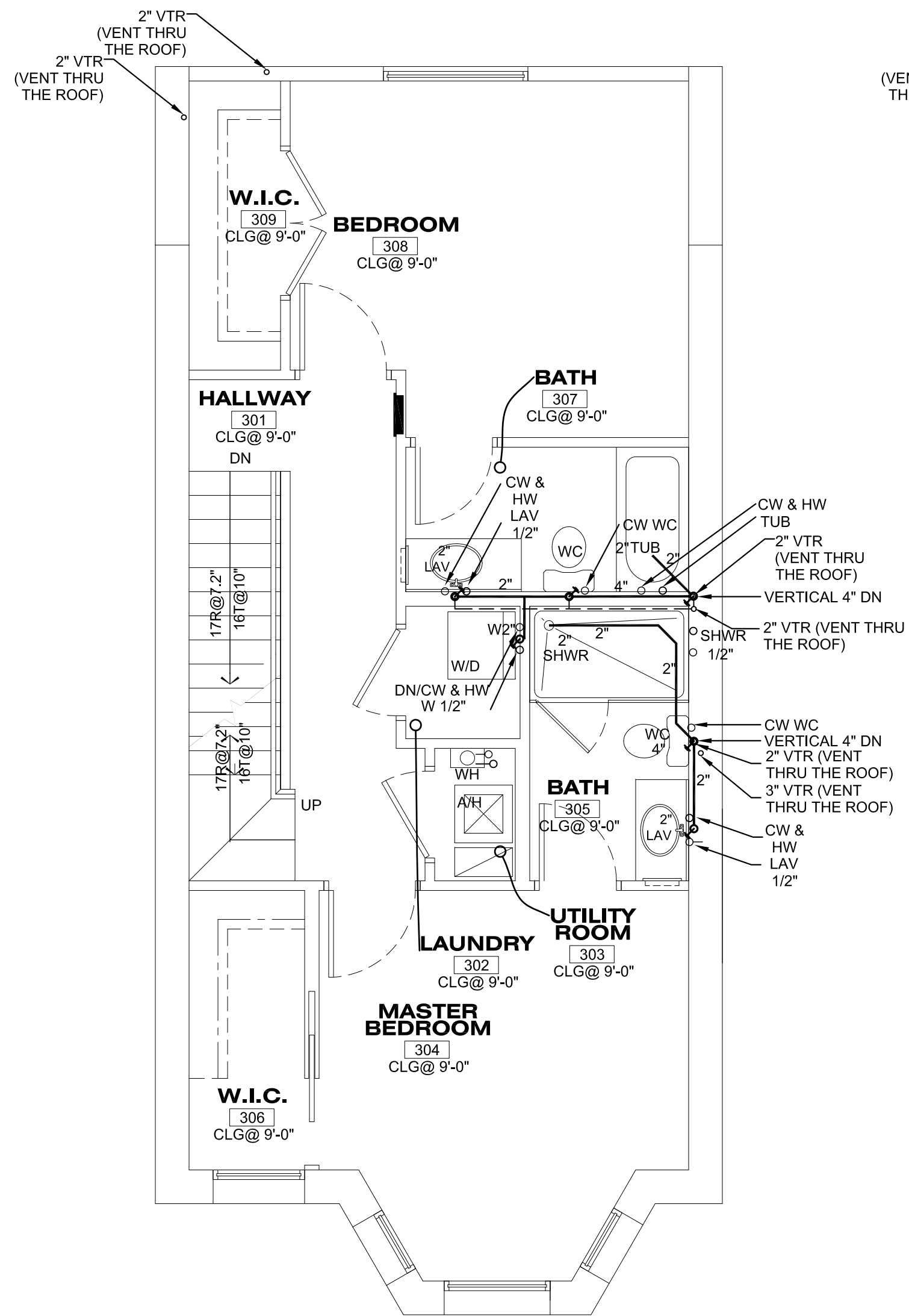
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Title:

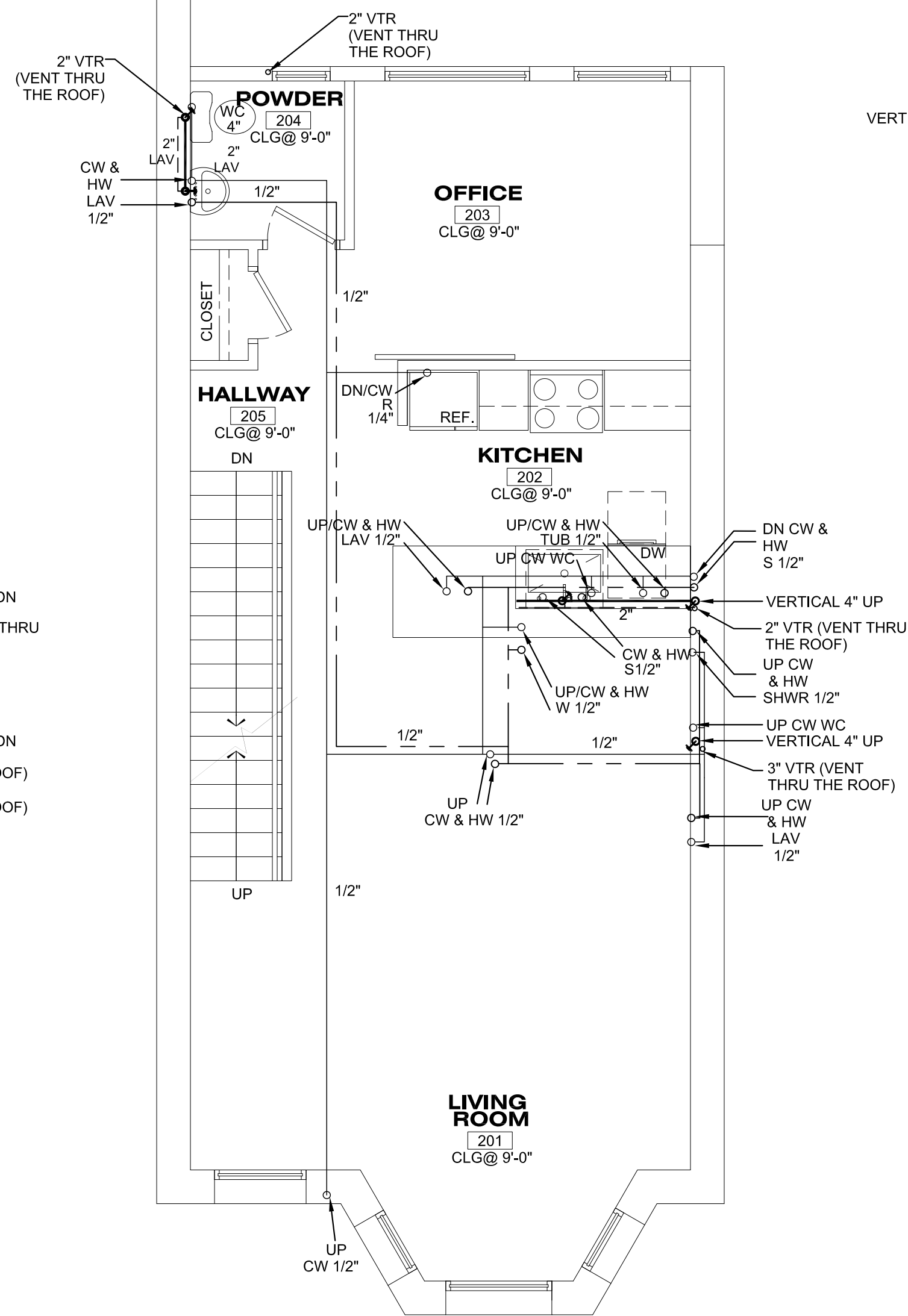
**HVAC PLANS  
BASEMENT PLAN  
1ST FLOOR PLAN  
2ND FLOOR PLAN  
3RD FLOOR PLAN**

Sheet:

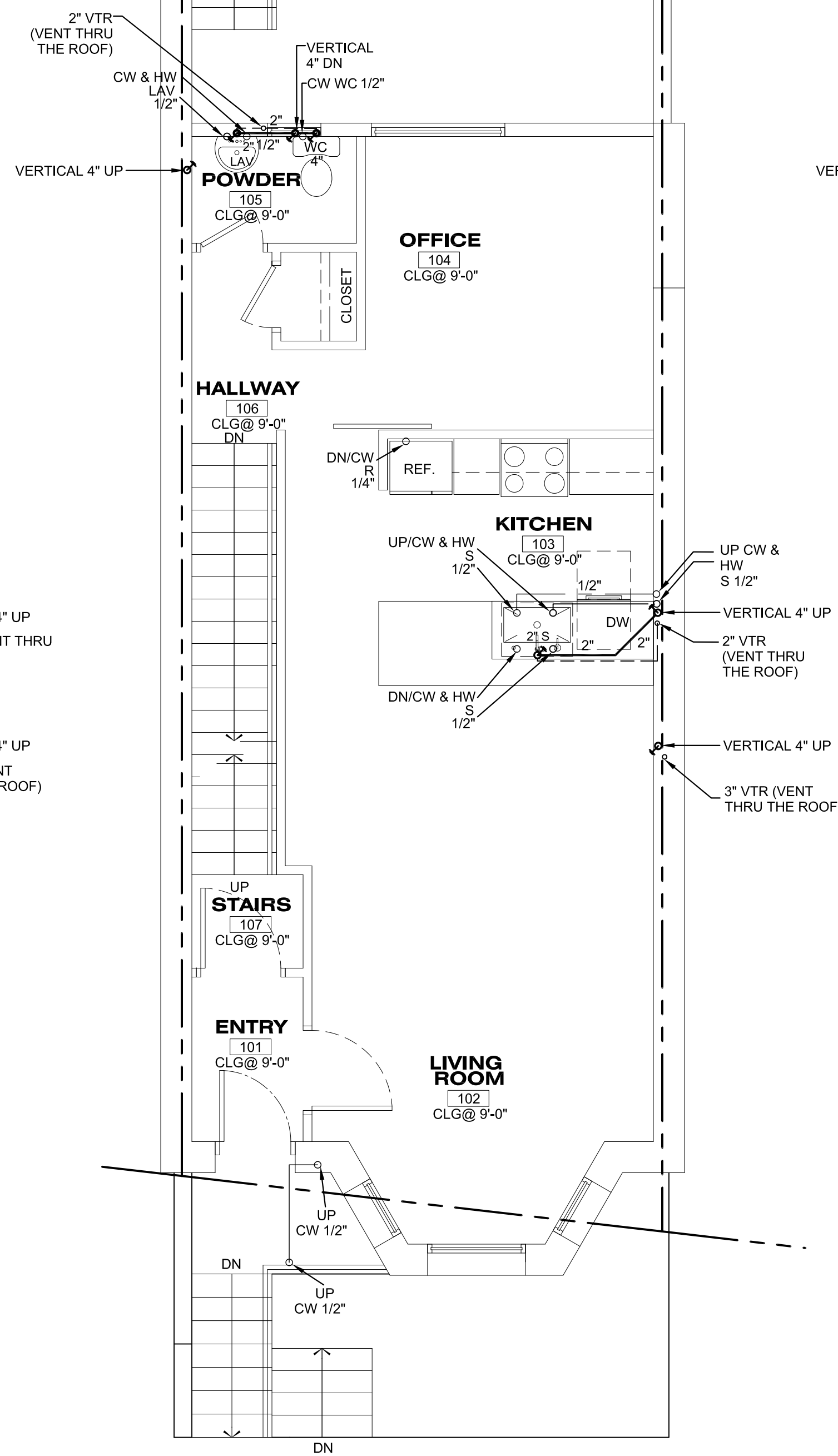
**M100**



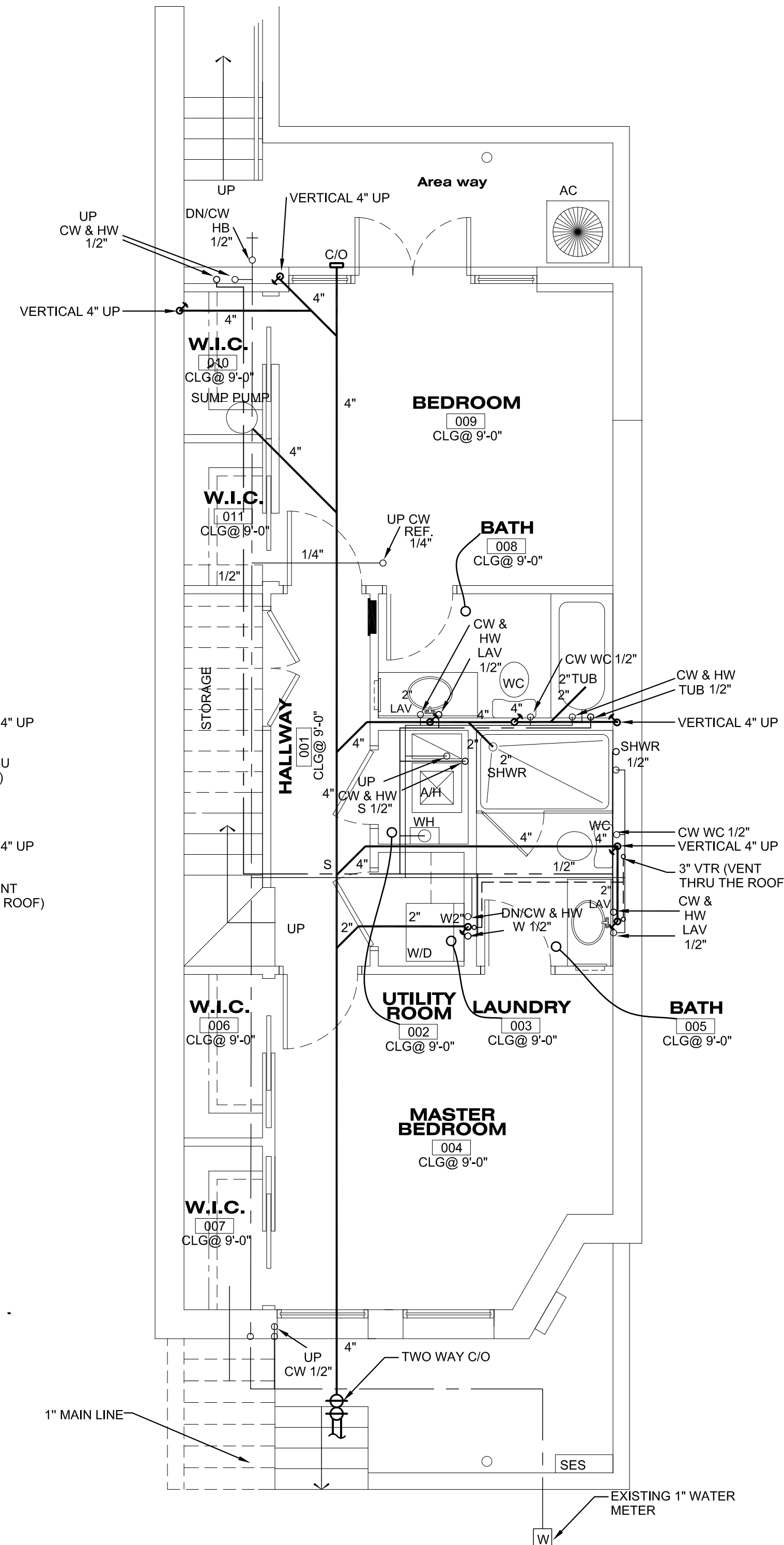
**THIRD FLOOR PLAN**  
SCALE: 1/4" = 1'-0"  
**unit B**



**SECOND FLOOR PLAN**  
SCALE: 1/4" = 1'-0"  
**unit B**



**FIRST FLOOR PLAN**  
SCALE: 1/4" = 1'-0"  
**unit A**



**BASEMENT PLAN**  
SCALE: 1/4" = 1'-0"  
**unit A**

**LEGEND**

- COLD WATER
- HOT WATER
- WASTE LINE

Project:

**WASHINGTON DC  
TOWNHOUSE**

Seal:

Revision:

No. Date Description

Issue:

Date Description

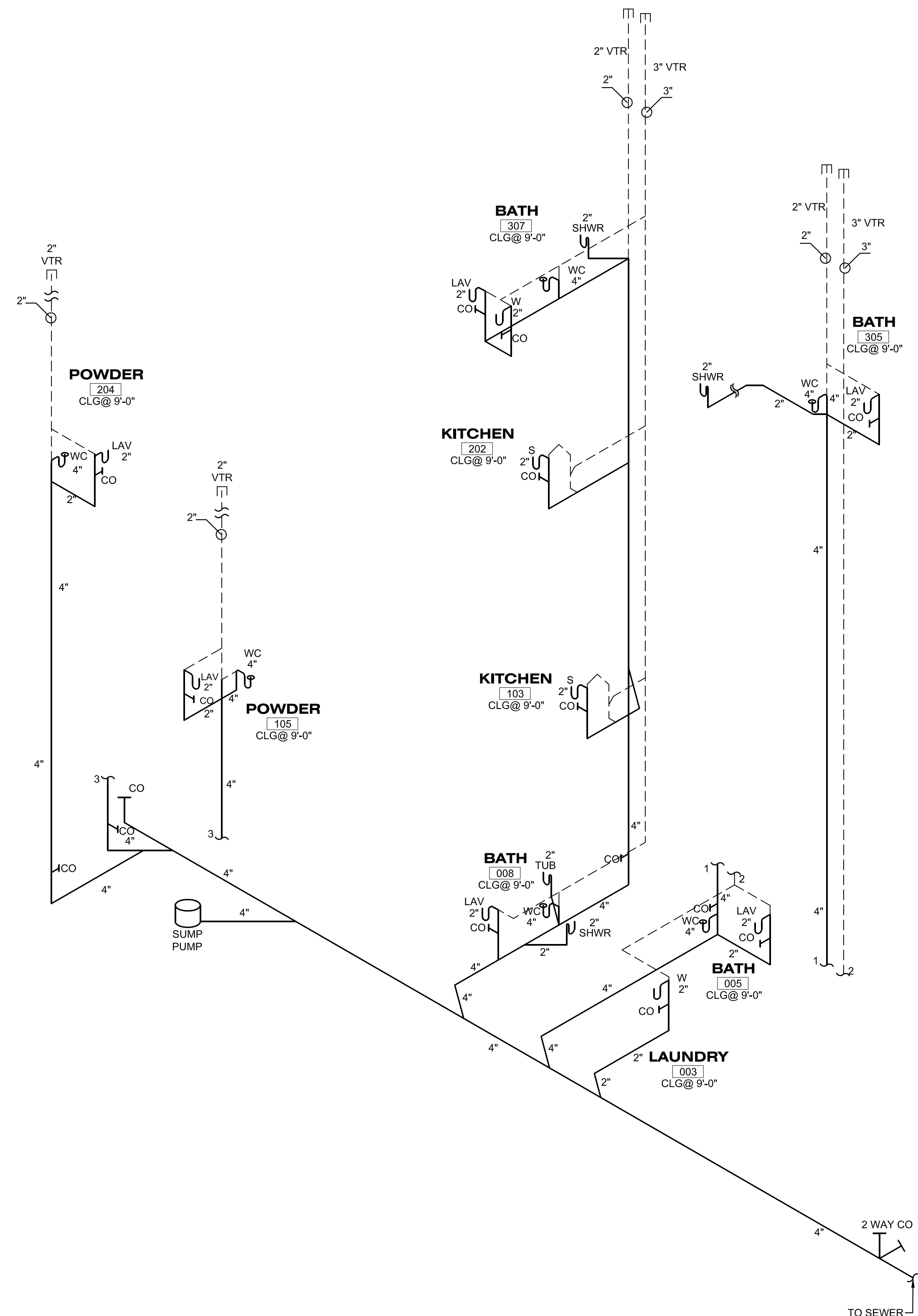
Project Number:

Title:

**WATER SUPPLY AND  
VENT. & WASTE  
BASEMENT PLAN  
1ST FLOOR PLAN  
2ND FLOOR PLAN  
3RD FLOOR PLAN**

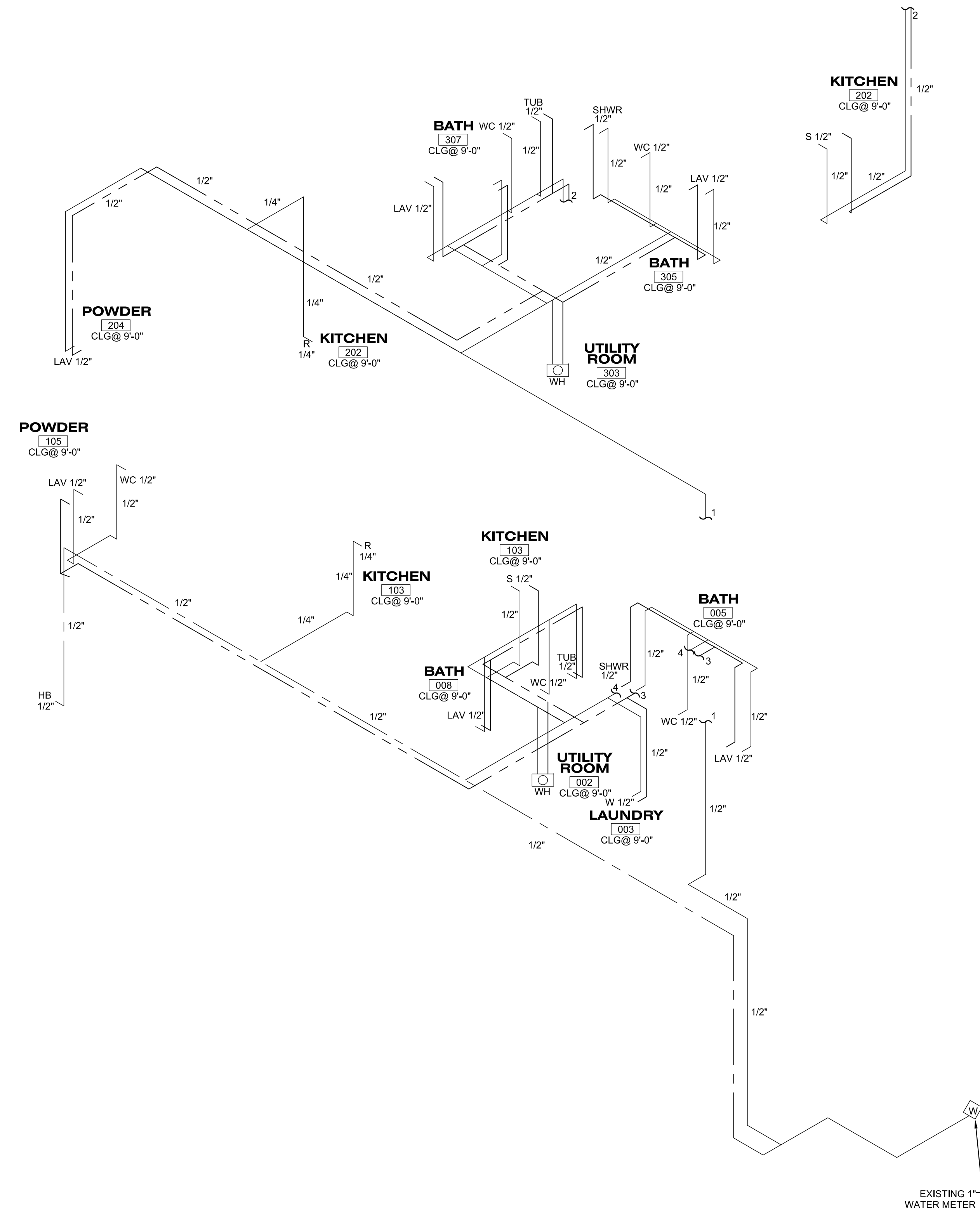
Sheet:

**P100**



## VENT & WASTE ISOMETRICS

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



## WATER SUPPLY ISOMETRICS

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

**LEGEND**

———— COLD WATER

———— HOT WATER

———— WASTE LINE

Project:

**WASHINGTON DC  
TOWNHOUSE**

Seal:

Revision:		
No.	Date	Description

Issue:	
Date	Description

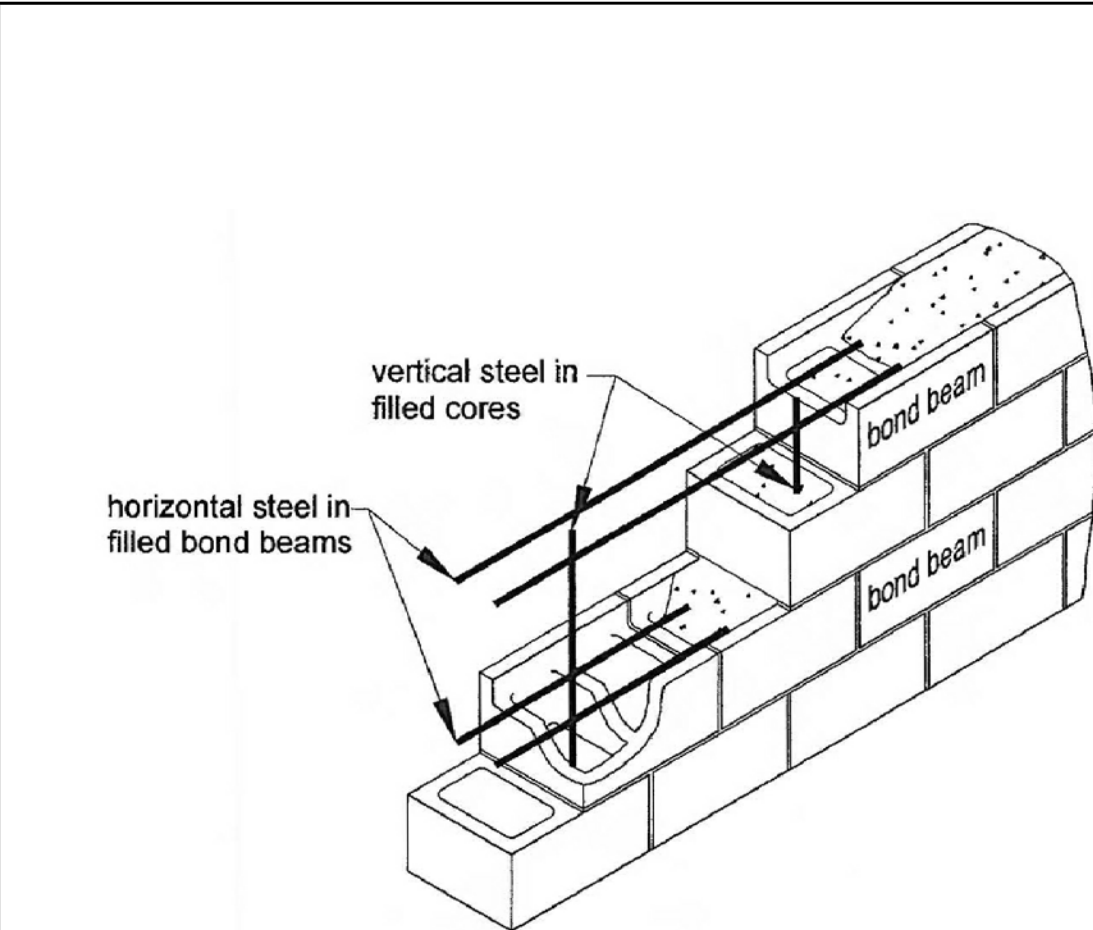
Project Number: \_\_\_\_\_

Title: \_\_\_\_\_

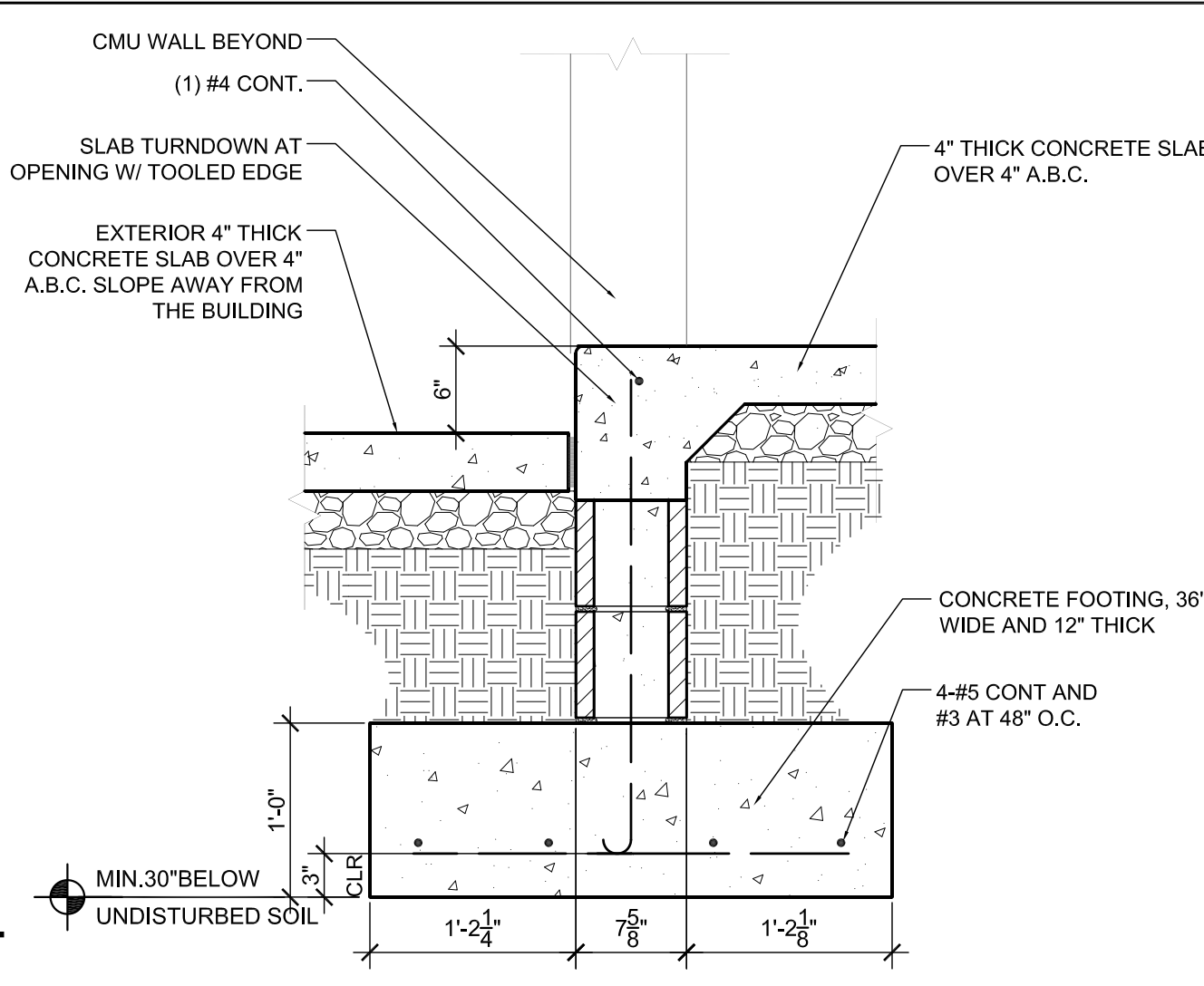
## WATER SUPPLY AND VENT. & WASTE ISOMETRICS

Sheet:

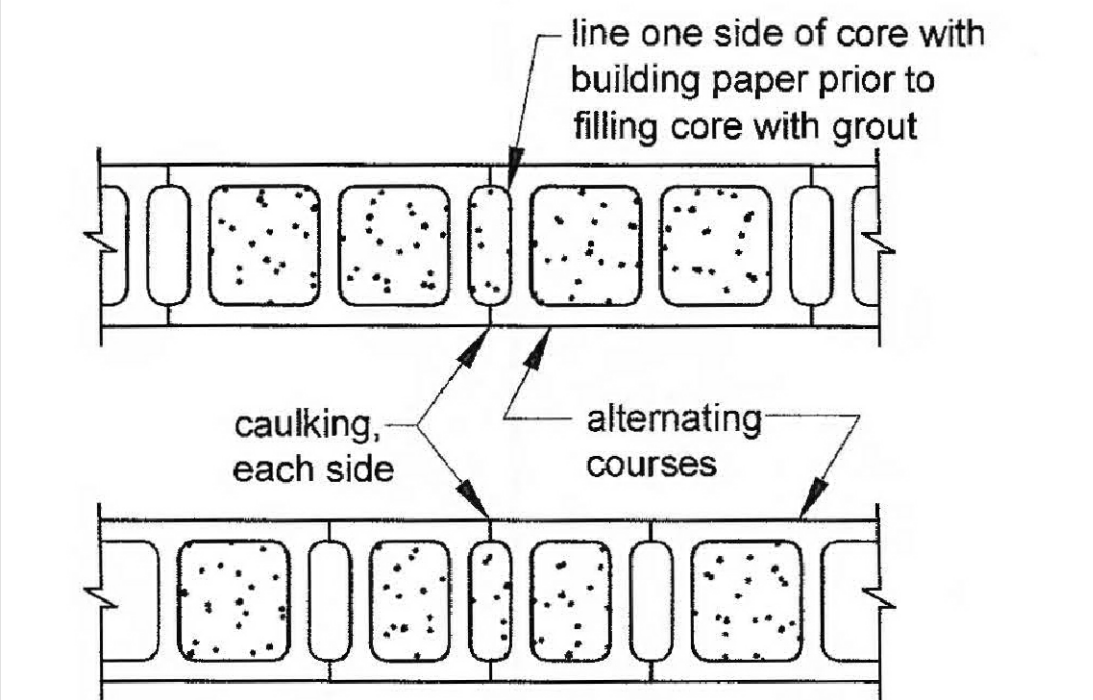
**P101**



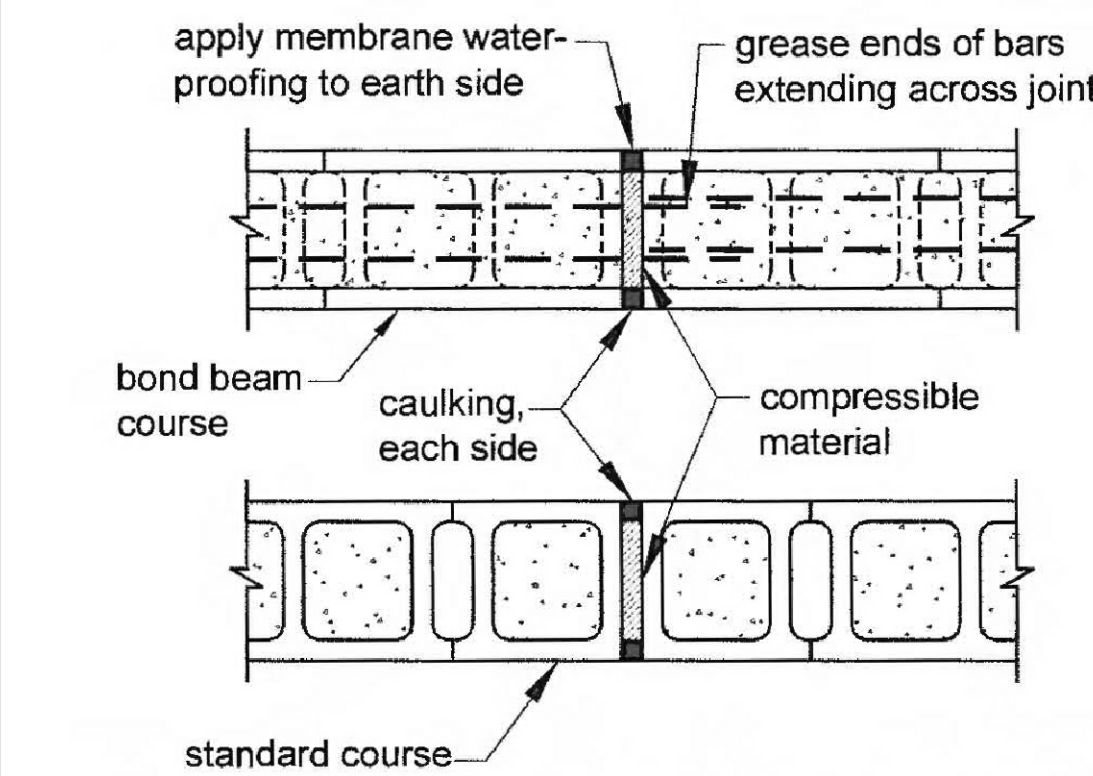
8 TYPICAL WALL REINFORCEMENT DETAIL  
SCALE: N.T.S.



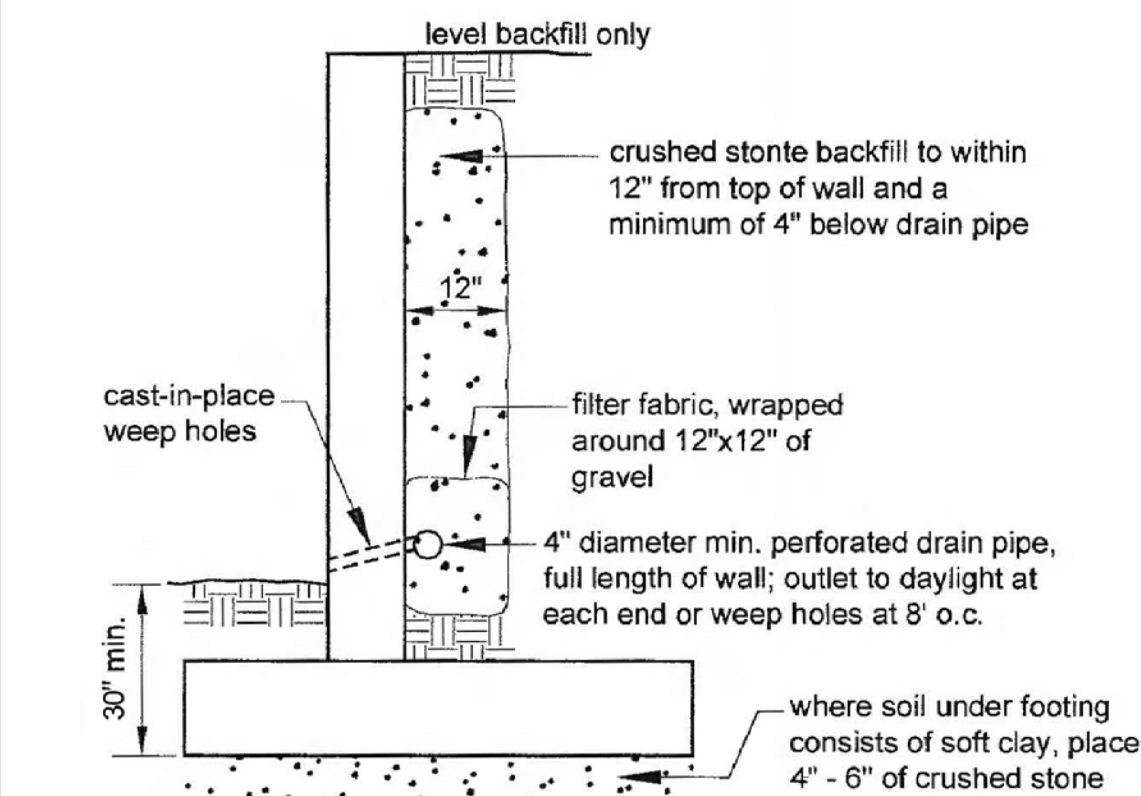
4 EXTERIOR MASONRY WALL FOOTING AT OPENING  
SCALE: 1"=1'-0"



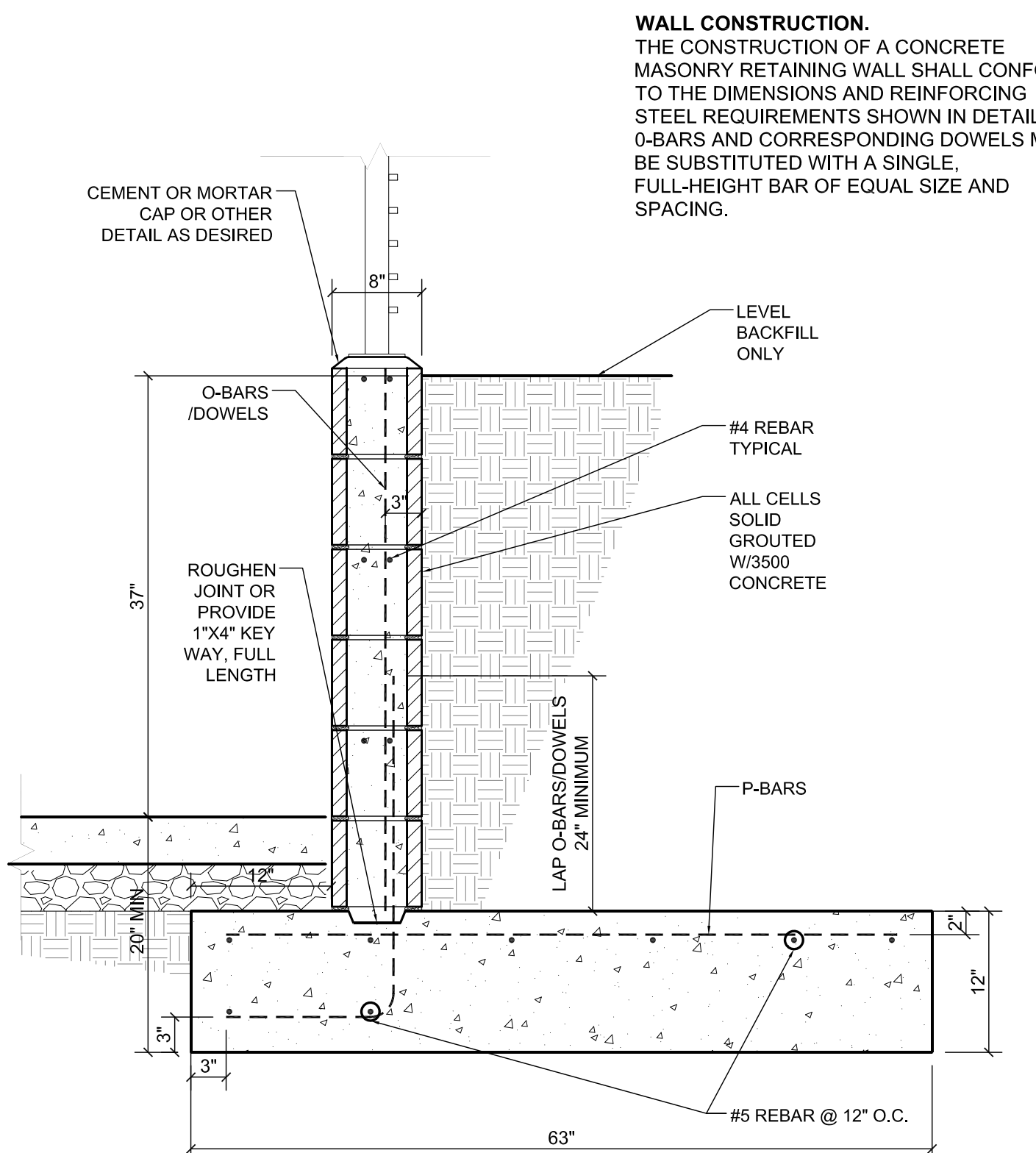
9 MASONRY CONTROL JOINT DETAIL  
SCALE: N.T.S.



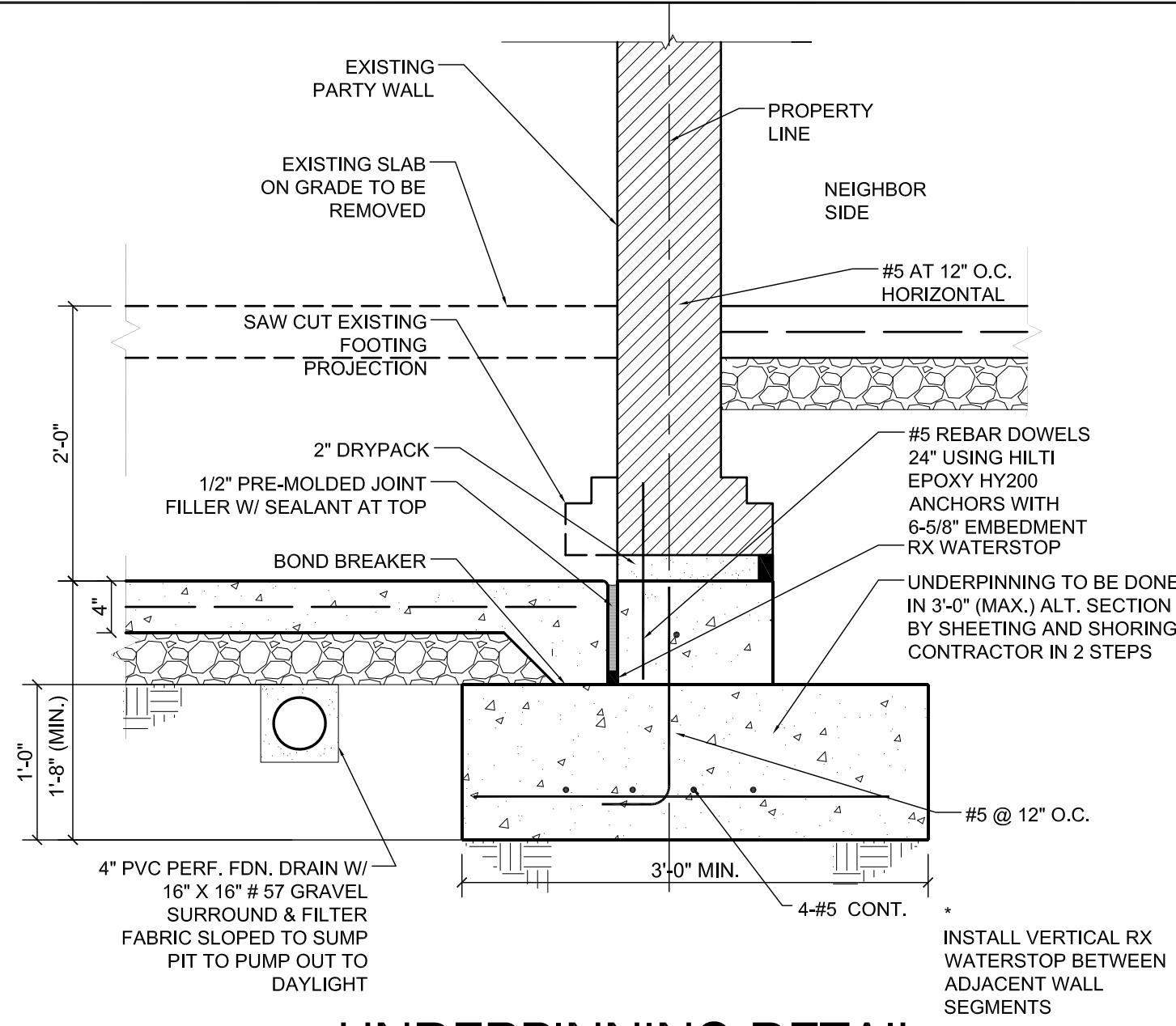
10 MASONRY EXPANSION JOINT DETAIL  
SCALE: N.T.S.



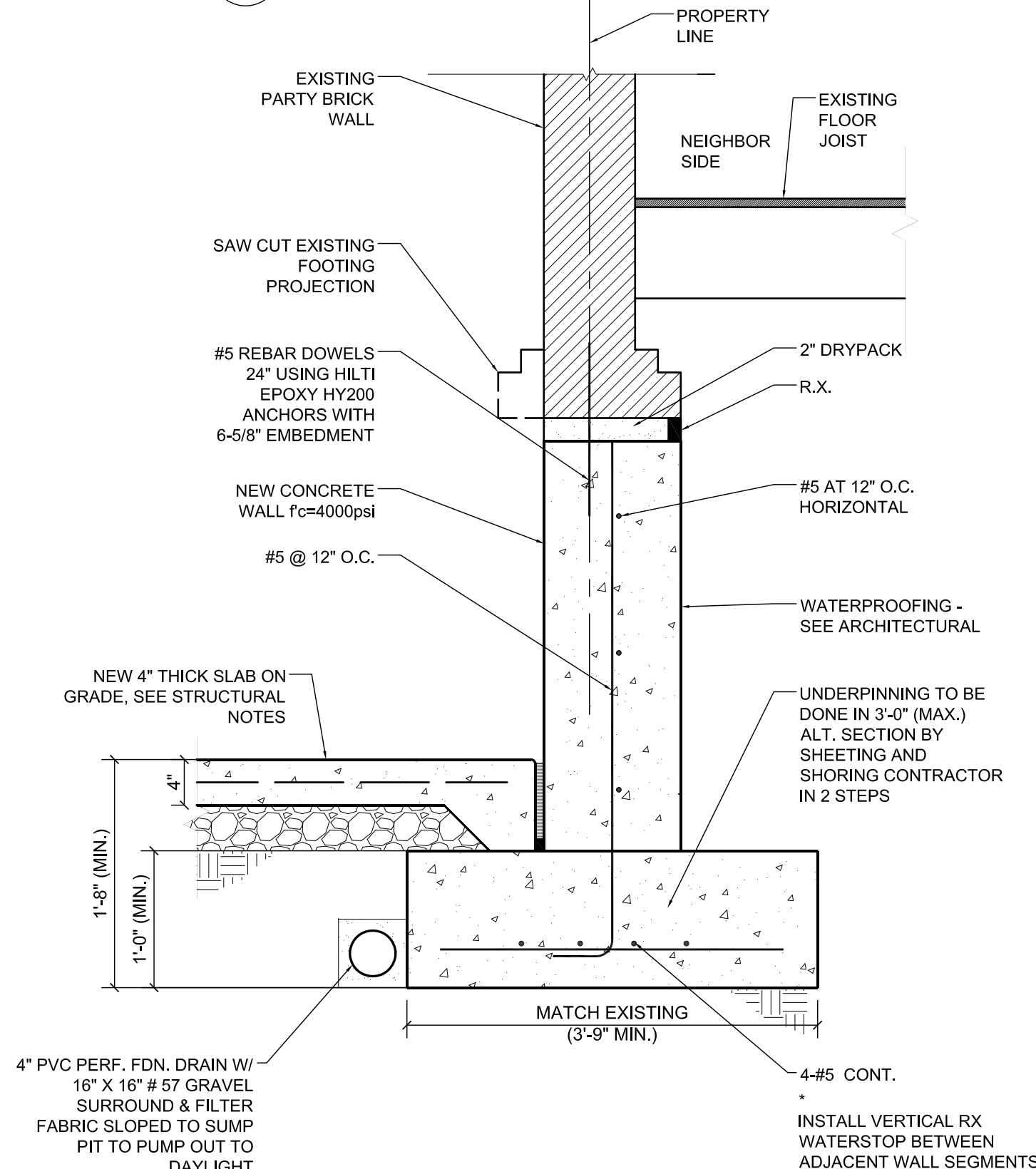
11 MASONRY, CONCRETE WALL BACKFILL AND DRAINAGE  
SCALE: N.T.S.



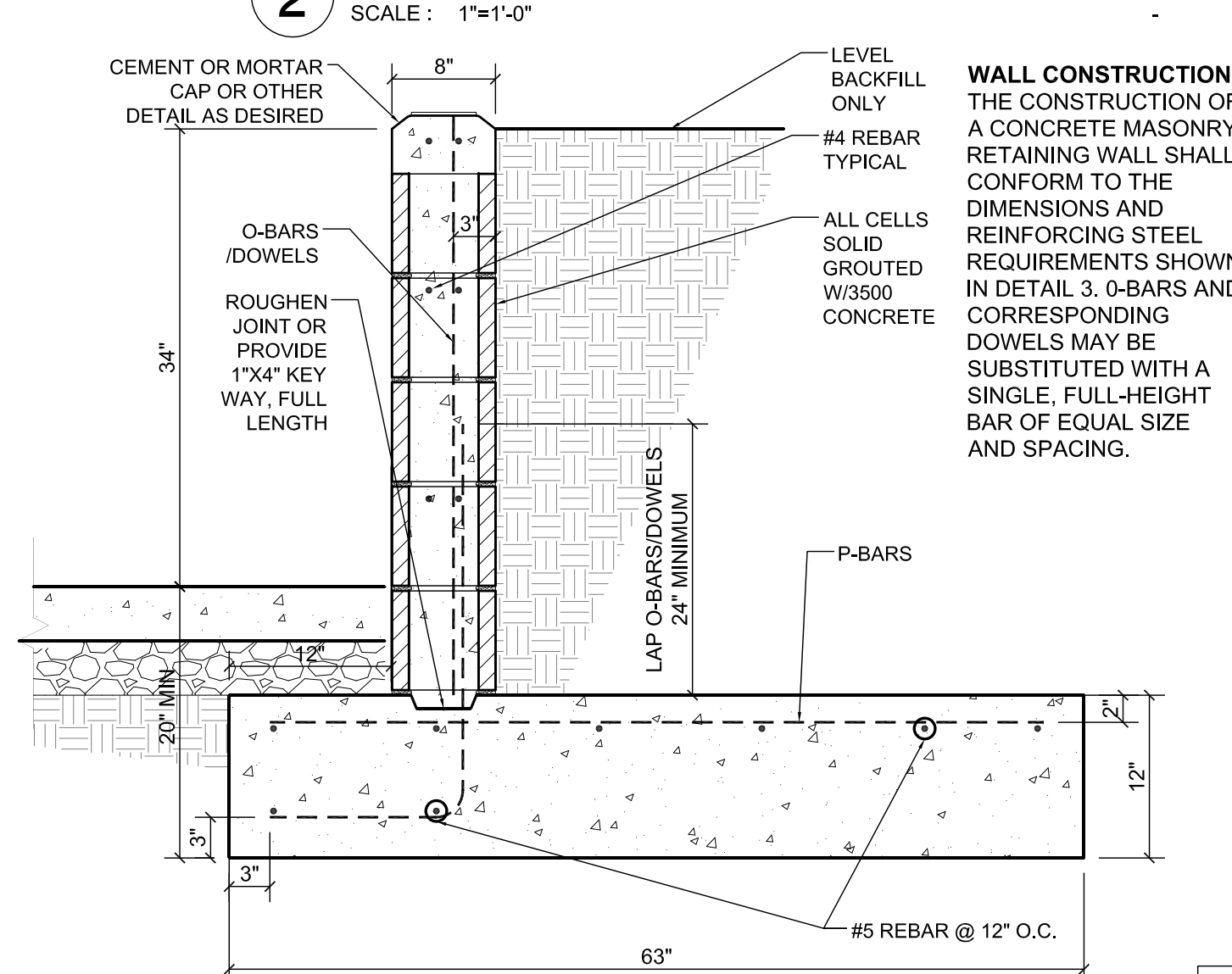
7 MASONRY WALL SECTION  
SCALE: 1"=1'-0"



1 UNDERPINNING DETAIL  
SCALE: 1"=1'-0"



2 UNDERPINNING DETAIL  
SCALE: 1"=1'-0"

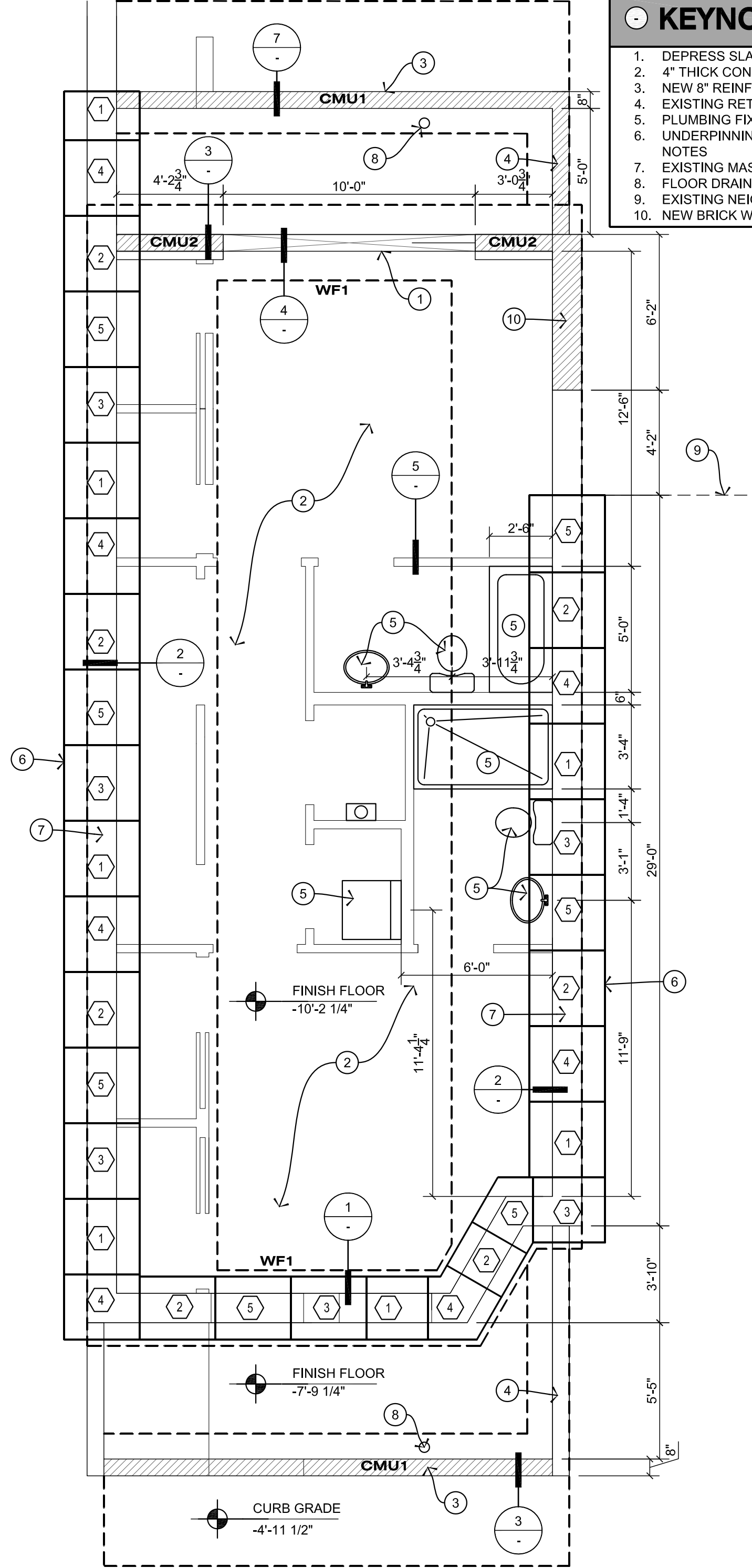


3 MASONRY WALL SECTION  
SCALE: 1"=1'-0"

CMU WALL SCHEDULE			FOOTING SCHEDULE		
CMU1	8" THICK CMU WALL	#5 VERTICAL REBAR AT 24" O.C. SOLID GROUTED	MARK	FOOTING SIZE	FOOTING THICKNESS (IN)
CMU2	8" THICK CMU WALL	#5 VERTICAL REBAR AT 24" O.C. SOLID GROUTED. NOT GROUTED CELLS FILLED WITH VERMICULITE INSULATION.	WF1	3'-0"	12
			F1	2'-6"	12
			REINFORCING (3" CLR BOTTOM)		
			4-#5 CONT AND #3 AT 48" O.C.		
			4-#5 E.W.		

#### KEYNOTES

1. DEPRESS SLAB AT OPENING
2. 4" THICK CONCRETE SLAB OVER 4" A.B.C.
3. NEW 8" REINF. CMU RETAINING WALL
4. EXISTING RETAINING WALL
5. PLUMBING FIXTURES
6. UNDERPINNING, REFER TO GENERAL NOTES
7. EXISTING MASONRY SHARED PARTY WALL
8. FLOOR DRAIN
9. EXISTING NEIGHBOR BUILDING
10. NEW BRICK WALL



### FOUNDATION & UNDERPINNING PLAN

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

#### FOUNDATIONS AND UNDERPINNING GENERAL NOTES

1. SLAB ON GRADE TO BE 4" THICK CONCRETE OVER 4" OF WASHED GRAVEL REINF. W/ 6X6-10X10 W.W.M. SLAB ON GRADE & SHALL BE LAID ON 6 MIL. POLYETHYLENE OVER TERMITES TREATED SOILS.
2. G.C. TO VERIFY ALL EXISTING CONDITIONS IN THE FIELD AND NOTIFY ENGINEER OF ANY DISCREPANCY BEFORE BEGINNING WORK.
3. TEMPORARY SHORING AND UNDERPINNING - G.C. SHALL SUBMIT SHOP DRAWINGS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER REGISTERED IN THE PROJECT JURISDICTION FOR REVIEW AND APPROVAL.
4. ALL STAIRS SHALL BE "DESIGN BUILD" BY SUPPLIER. G.C. SHALL SUBMIT SHOP DRAWINGS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER REGISTERED IN THE PROJECT JURISDICTION FOR REVIEW AND COMMENTS.
5. FOR ALL DIMENSIONS AND ELEVATIONS SEE ARCHITECTURAL DRAWINGS.
6. DESIGNATE UNDERPINNING NUMBER ONE, PROCEED WITH ALL NUMBER ONES FIRST, AND THEN ALL NUMBER THREE, AND THEN ALL NUMBER FIVE, AND THEN ALL NUMBER TWO. SEE STARTING POINT AND DIRECTION OF UNDERPINNING ON THE PLAN.
7. SOIL BEARING:
  - SOIL BEARING CAPACITY IS 2500 PSF
  - USE DRYPACK THAT CAN REACH 75% OF OF SPECIFIED DESIGN (5000 PSI) IN 72 HOURS MINIMUM.
8. UNDERPINNING WORK SHALL BE PERFORMED BY A CONTRACTOR LICENSED, INSURED AND BONDED IN WASHINGTON DC AND HAVE A MINIMUM OF 5 YEARS OF CONTINUOUS EXPERIENCE IN UNDERPINNING.

"STRUCTURAL PLANS CERTIFIED AS PROVIDED IN SECTION 106.1.4.1 OF THE D.C. CONSTRUCTION CODE" [DCMR 106.1.4.1]

Project:

WASHINGTON DC TOWNHOUSE

Scale:

Revision:

No. Date Description

Issue:

Date Description

Project Number:

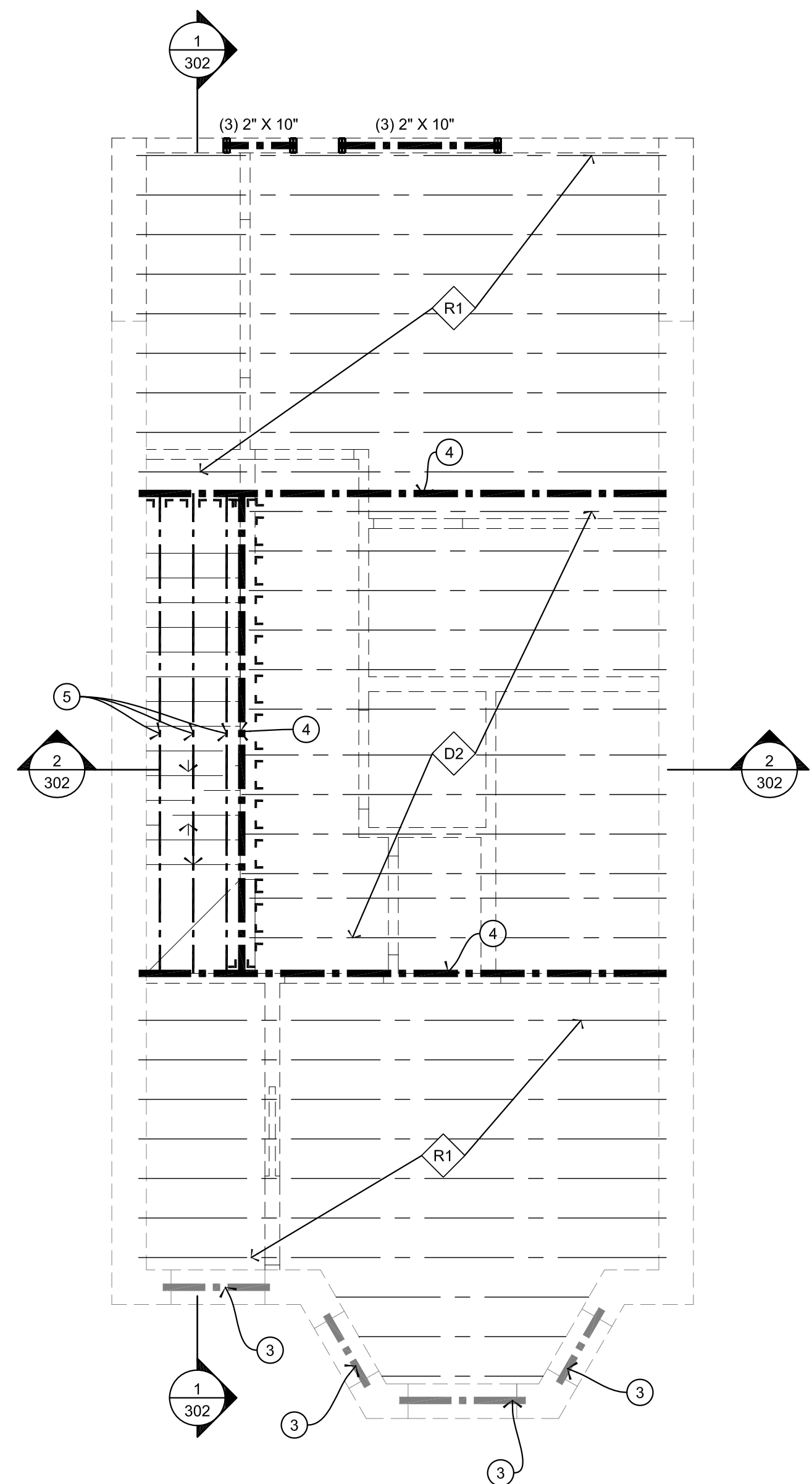
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FOUNDATION & UNDERPINNING PLAN & DETAILS

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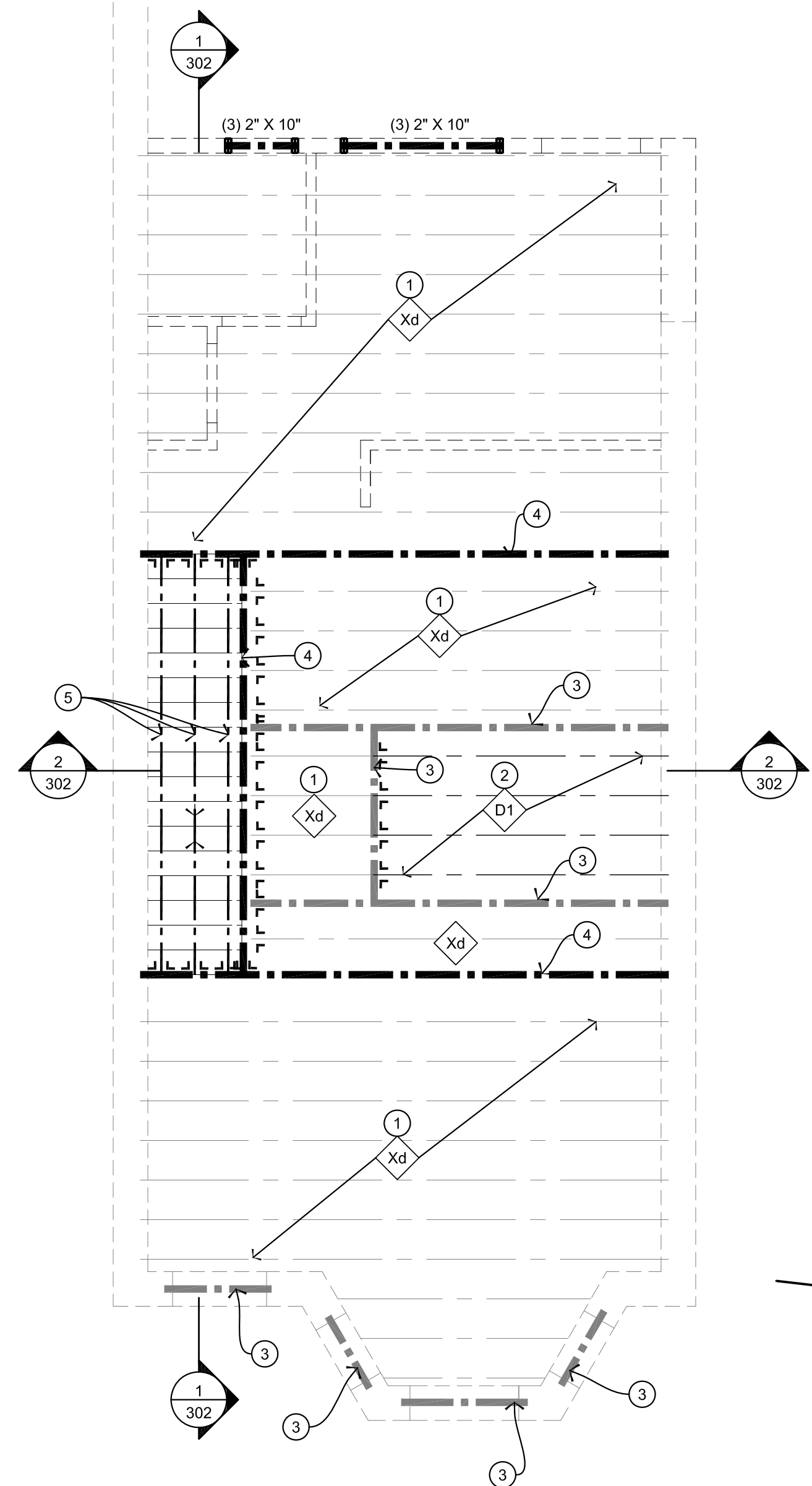
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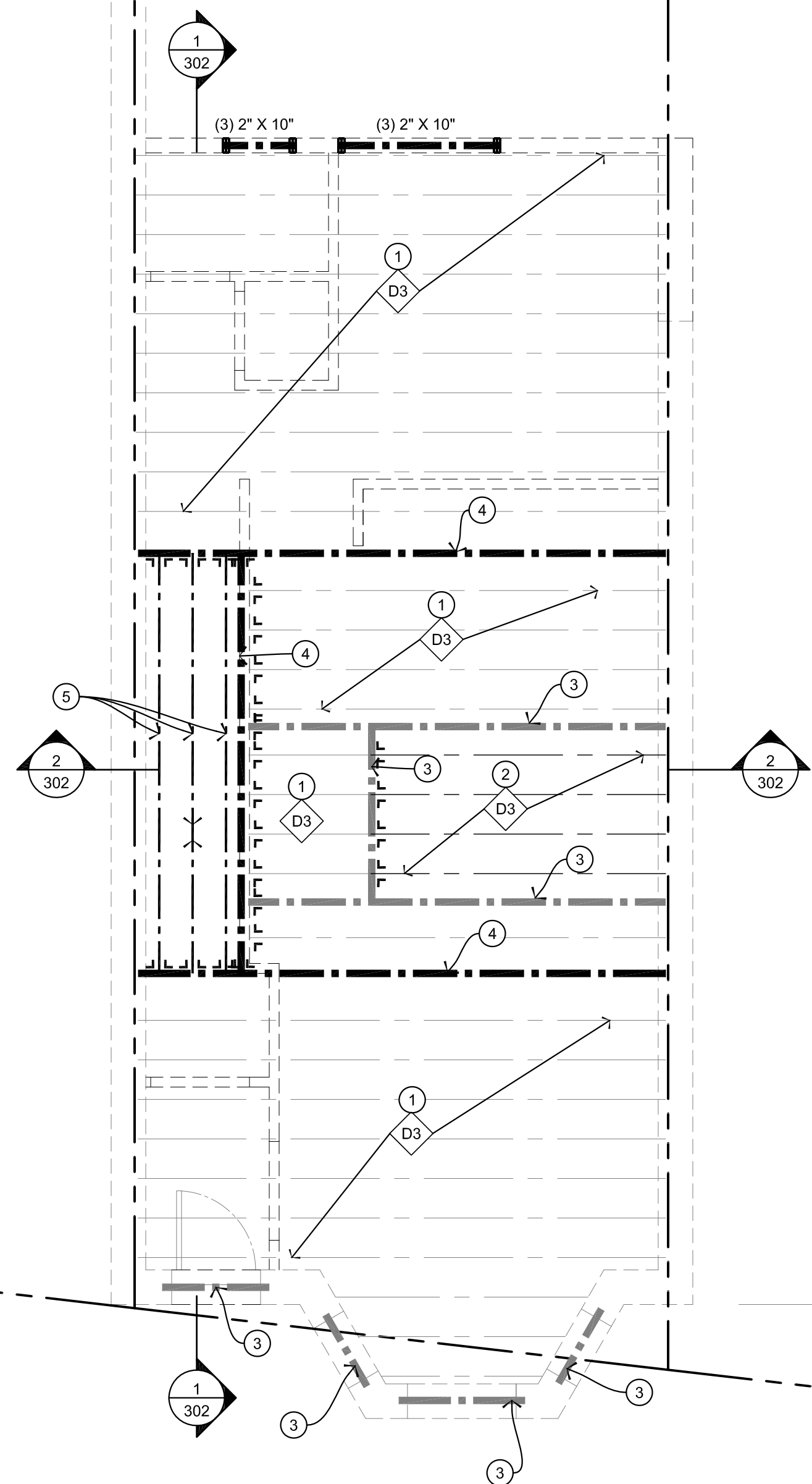
**ROOF DECK FRAMING PLAN**

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



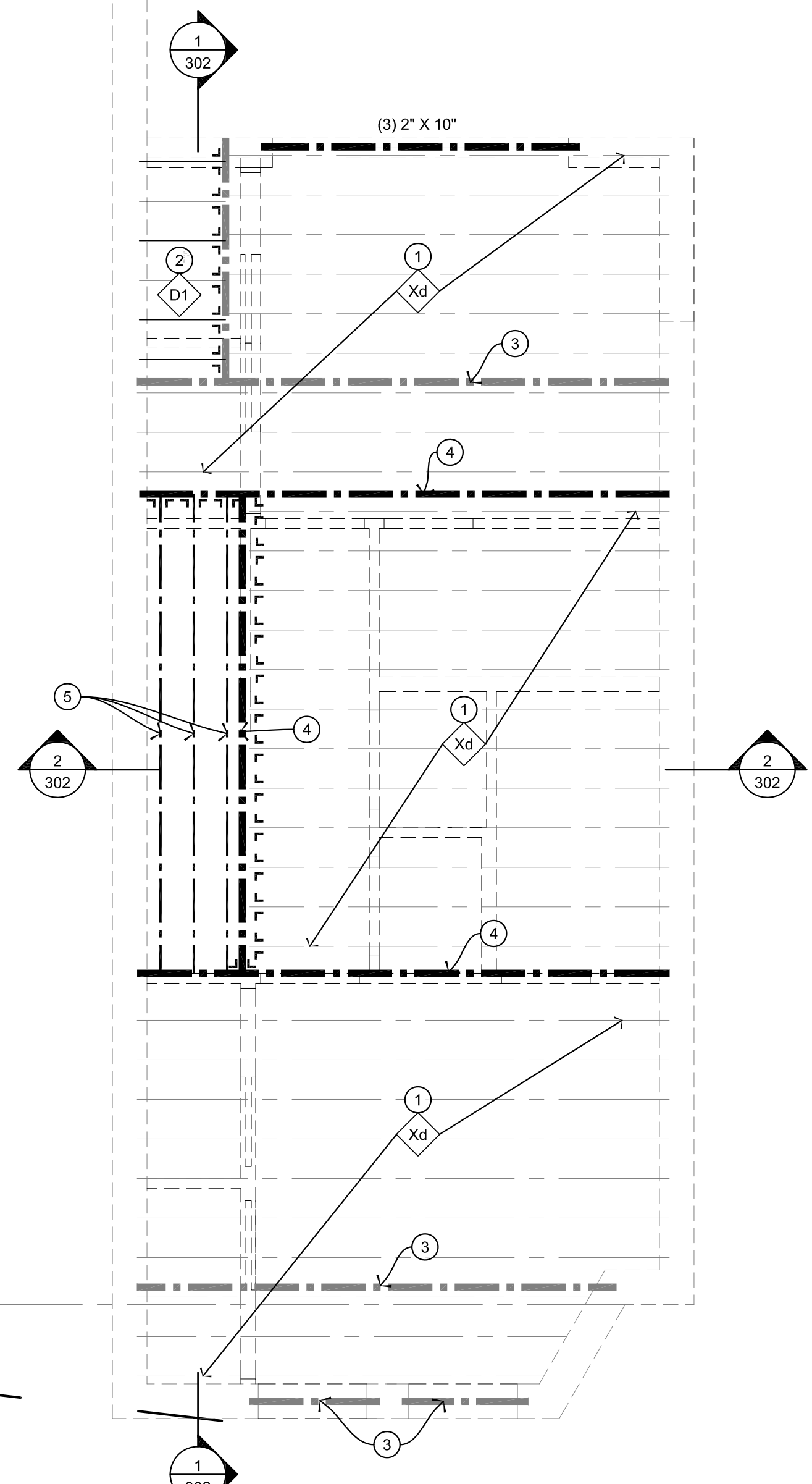
**3RD FLOOR FRAMING PLAN**

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



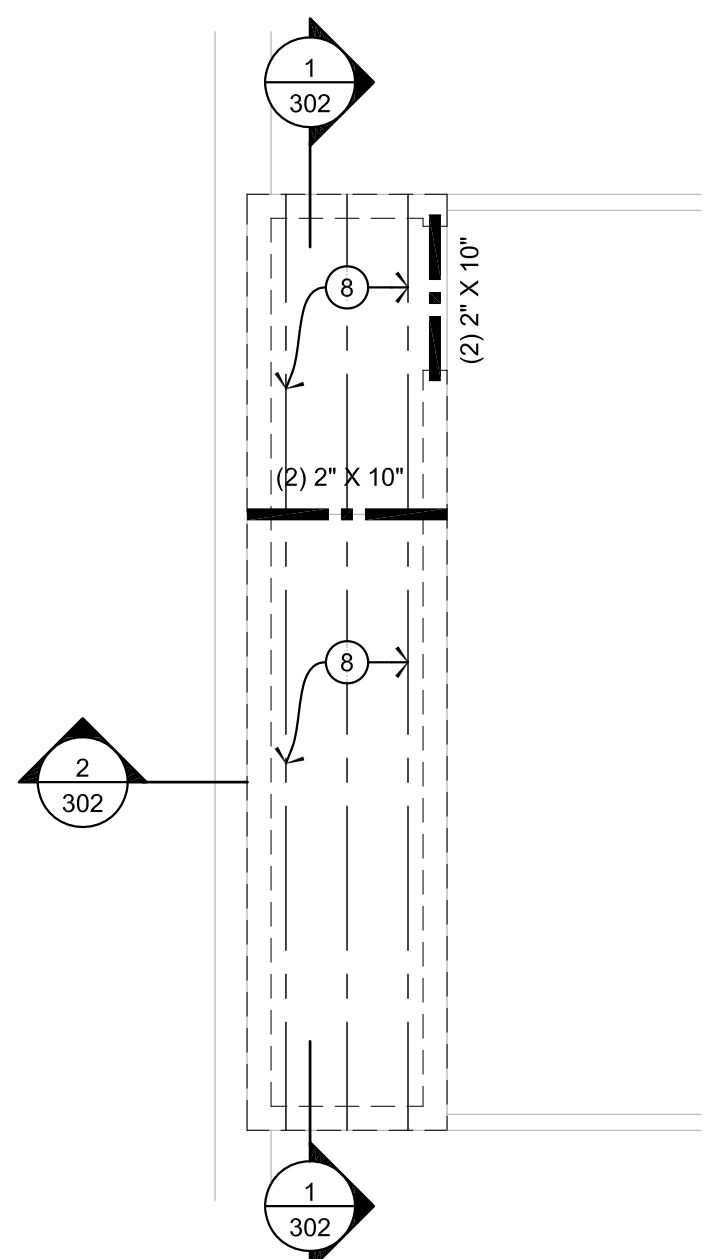
**2ND FLOOR FRAMING PLAN**

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



**1ST FLOOR FRAMING PLAN**

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



**ROOF FRAMING PLAN**

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

LEGEND	CONSTRUCTION SYSTEMS	KEYNOTES
<p>— EXISTING JOIST</p> <p>— NEW JOIST</p> <p>— EXISTING BEAM</p> <p>— NEW BEAM</p> <p>— HANGERS TO BE DESIGNED BY TRUSS MANUFACTURER</p>	<p>FOR CONSTRUCTION SYSTEMS DETAILS REFER TO SHEET A500</p> <p>◊<sub>Ex</sub> EXISTING EXTERIOR WALL TO REMAIN.</p> <p>◊<sub>Xp</sub> EXISTING PARTY WALL TO REMAIN</p> <p>◊<sub>Xr</sub> EXISTING ROOF TO REMAIN.</p> <p>◊<sub>Xd</sub> EXISTING 2X JOISTS AT 16" O.C. W/ NEW 3/4" THICK PLYWOOD SHEATHING, REPAIR OR REPLACE AS NEEDED</p> <p>◊<sub>W1</sub> NEW EXTERIOR WALLS, W/STUCCO FINISH TO MATCH EXISTING. 2 X 6 STUDS @ 16" O.C. AND 1/2" THICK GYPSUM BOARD ON INTERIOR SIDE. 6" THICK R-19 FIBERGLASS BATT INSULATION.</p> <p>◊<sub>W2</sub> NEW TRIPLE BRICK WALL, W/STUCCO FINISH TO MATCH EXISTING.</p> <p>◊<sub>W3</sub> 8" THICK MASONRY WALL W/STUCCO FINISH. 5/8" THICK GYPSUM BOARD AND 2x FLAT FURRING ON INTERIOR SIDE</p> <p>◊<sub>P1</sub> NEW INTERIOR WALLS 2 X 4 STUDS @ 24" O.C. WITH GYPSUM BOARD EACH SIDE, U.N.O. OPTIONAL ACOUSTICAL INSULATION.</p> <p>◊<sub>P2</sub> NEW INTERIOR WALLS 2 X 6 STUDS @ 24" O.C. WITH FULL HEIGHT 1/2" THICK FIBER CEMENT GLASS MATT BOARD AND CERAMIC TILE AT 6'-0" A.F.F. MIN. AS OCCURS. 3" THICK BATT FIBERGLAS INSULATION IN PLUMBING WALLS.</p> <p>◊<sub>P3</sub> NEW 1HR RATED INTERIOR WALLS 2 X 4 STUDS @ 24" O.C. WITH 5/8" SHEETROCK BRAND FIRECODE CORE GYP. PANE, EACH SIDE. REFER TO DETAIL.</p> <p>◊<sub>S1</sub> NEW 4" THICK CONCRETE SLAB ON 4" A.B.C.</p> <p>◊<sub>ST1</sub> NEW STAIRS</p> <p>◊<sub>D1</sub> 2X JOISTS AT 16" O.C., TO MATCH EXISTING W/ 3/4" THICK PLYWOOD SHEATHING AND 1/2" GYPSUM BOARD CEILING</p> <p>◊<sub>D2</sub> 11-7/8" TJI JOISTS AT 16" O.C. W/ 3/4" PLYWOOD SHEATHING AND 1/2" THICK GYPSUM BOARD CEILING</p> <p>◊<sub>D3</sub> 1HR RATED DECK: 2X JOISTS AT 16" O.C. W/ 1" NOMINAL WOOD SUB FLOOR AND 1" WOOD FINISH FLOOR AND 1/2" OR 5/8" SHEETROCK BRAND GYPSUM PANEL, FIRECODE C CORE</p> <p>◊<sub>R1</sub> 11-7/8" TJI JOISTS AT 16" O.C. W/ 1/2" PLYWOOD SHEATHING AND 1/2" THICK GYPSUM BOARD CEILING</p>	<p>1. EXISTING 2X JOISTS</p> <p>2. NEW 2X JOISTS TO MATCH EXISTING</p> <p>3. EXISTING HEADER OR BEAM</p> <p>4. NEW 4ea 1 3/4" X 11'-1/8" LVLs</p> <p>5. (3) 2X12 STAIR STRINGERS</p> <p>6. CUT EXISTING JOISTS</p> <p>7. NEW HEADER</p> <p>8. (2) 2X10 AT 24" O.C.</p>

"STRUCTURAL PLANS CERTIFIED AS PROVIDED IN SECTION 106.1.4.1 OF THE D.C. CONSTRUCTION CODE" [DCMR 106.1.4.1]

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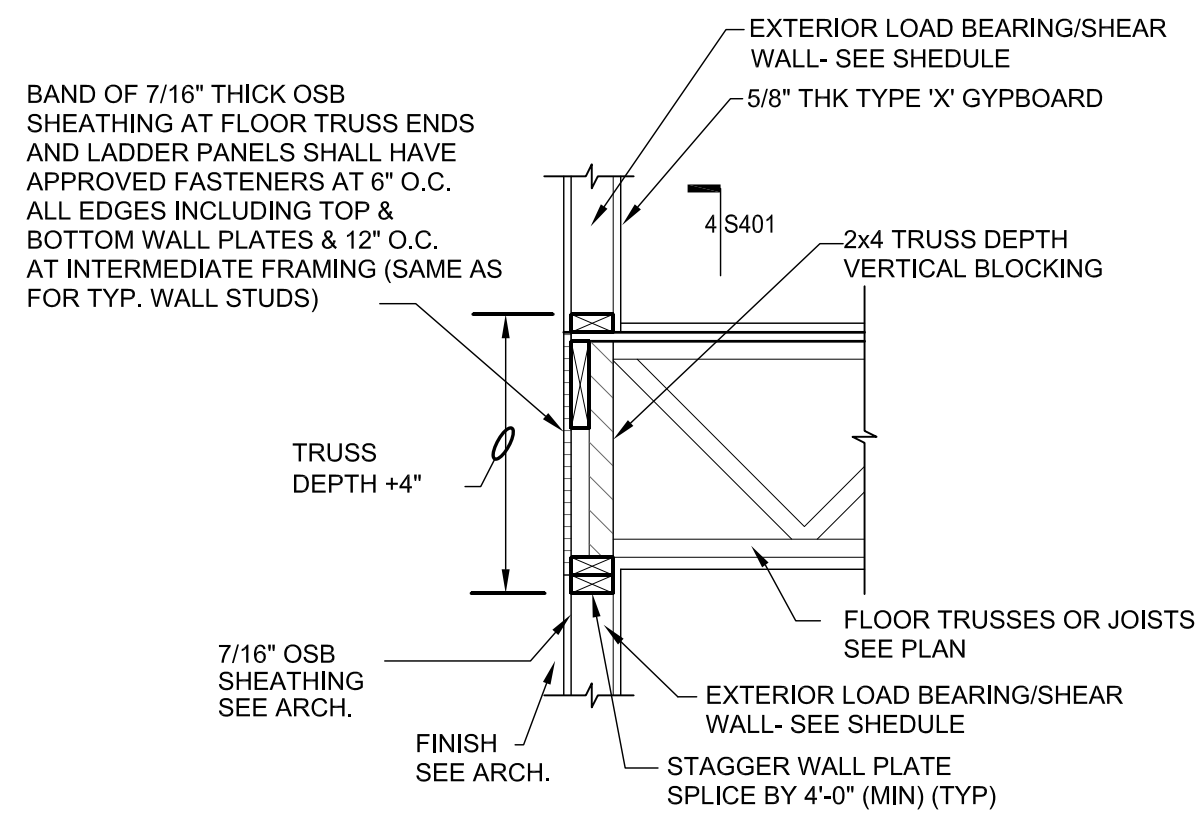
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**1ST FLOOR FRAMING PLAN  
2ND FLOOR FRAMING PLAN  
3RD FLOOR FRAMING PLAN  
ROOF FRAMING PLAN**

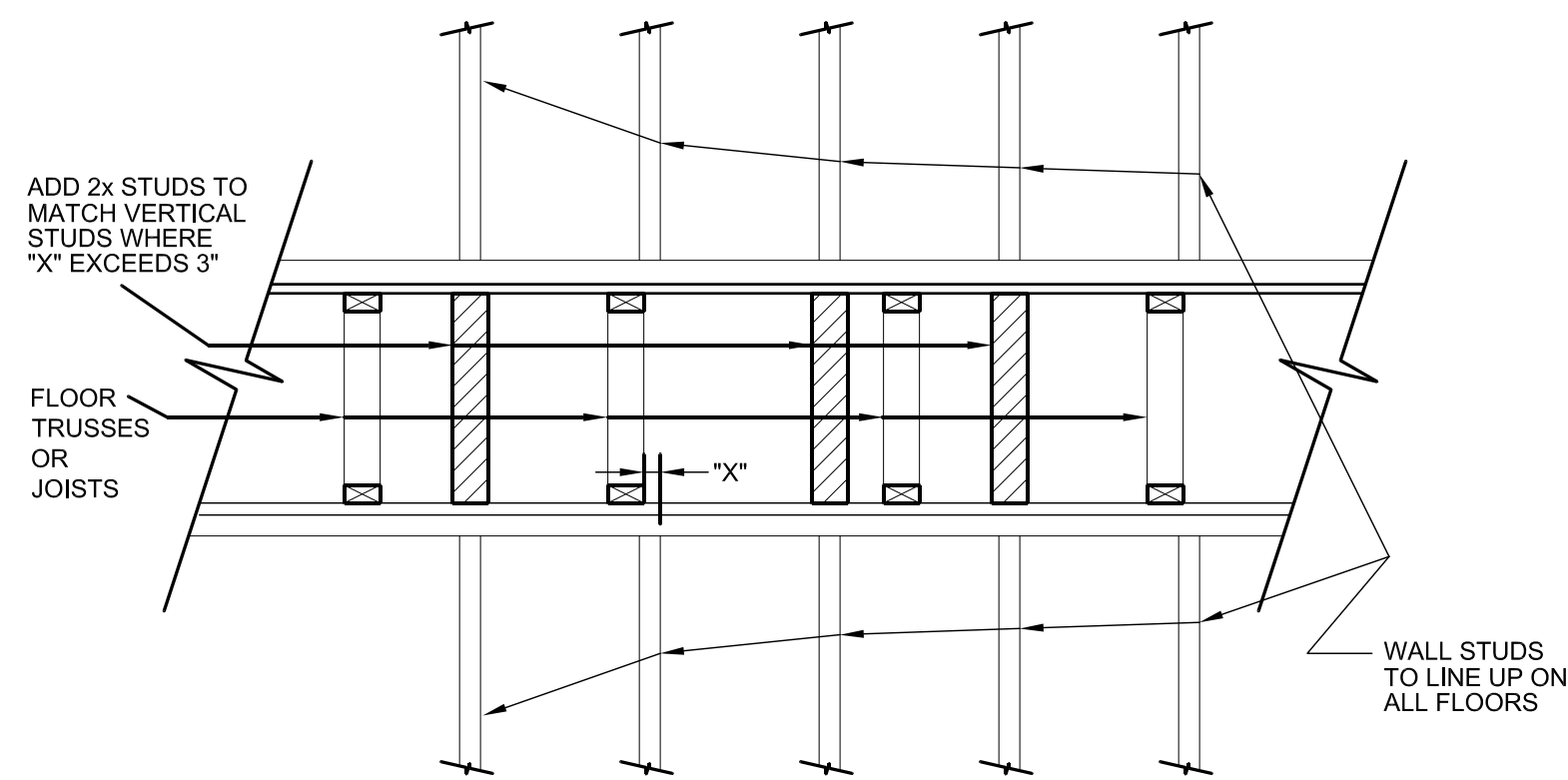
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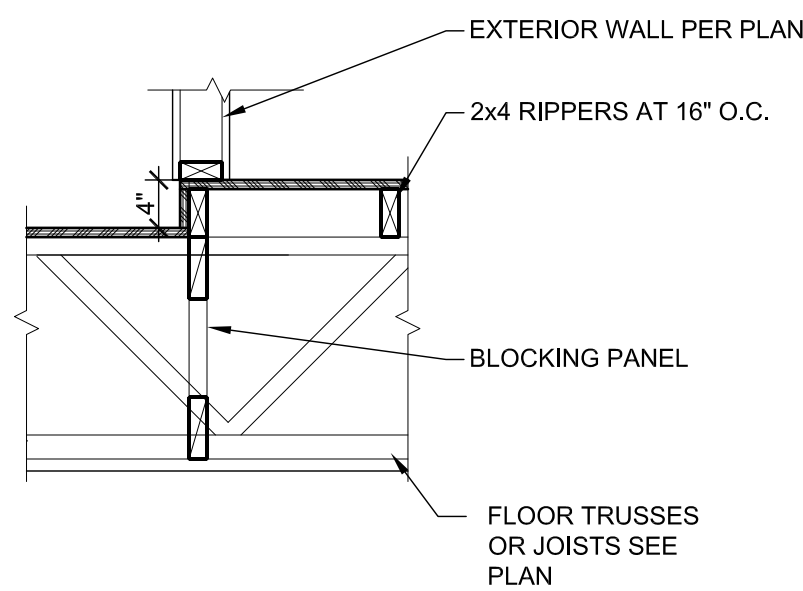
10 TYP. BLOCKING/SHEATHING @ EXTR. WALL (EXTERNAL WALL/FLOOR)

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



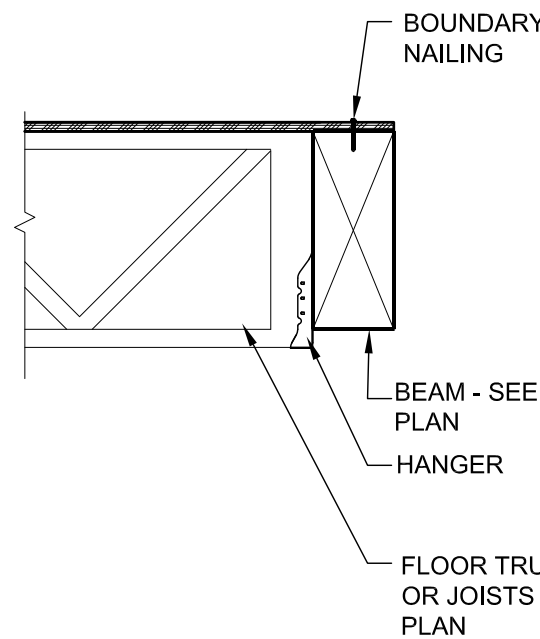
11 TYP. BLOCKING/SHEATHING @ EXTR. WALL

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



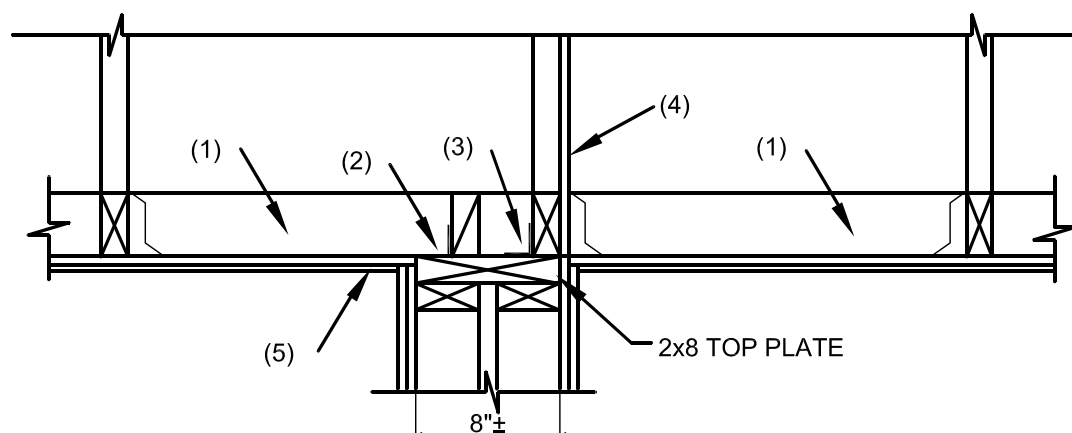
12 OVERFRAMING

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

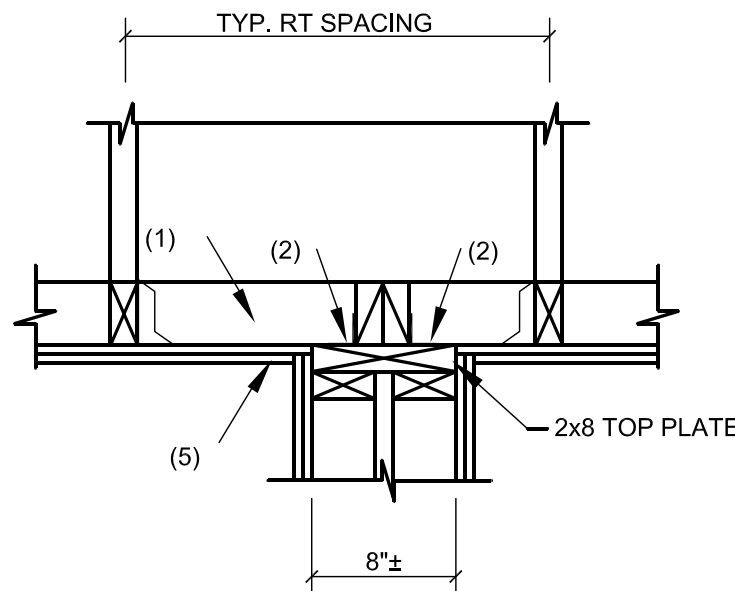


13 TRUSSES OR JOISTS @ BEAM

SCALE: 1" = 1'-0"



RT ALIGNED W/ WALL

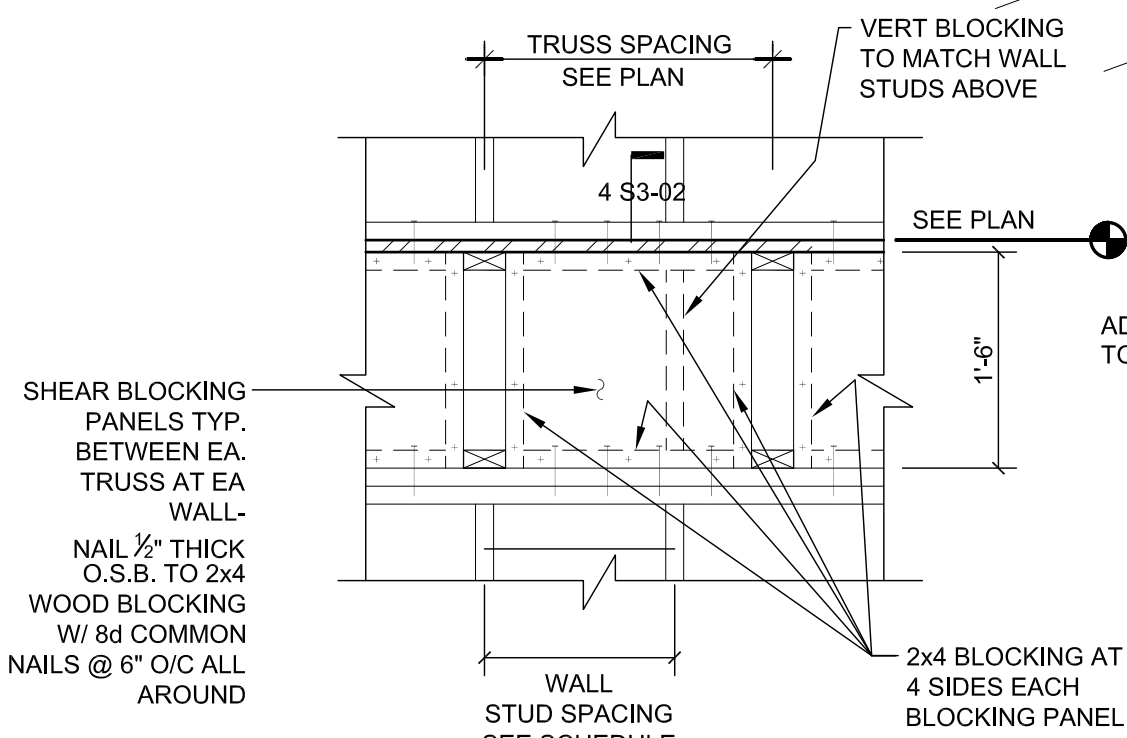


RT NOT ALIGNED W/ WALL

- NOTES:
1. 2x4 BLOCKING AT 4'-0" O.C., WITH TYP. JOIST HANGERS EACH END
  2. SIMPSON DTC TRUSS CLIPS AT 2'-0" O.C. (AT 2x4 BLOCKING, CUT TO FIT SNUG BETWEEN BLOCKING IN OPP. DIRECTION)
  3. SIMPSON DTC TRUSS CLIPS AT 2'-0" O.C. AT TRUSS BOTTOM CHORD.
  4. DRAFTSTOP WHERE INDICATED ON ARCHITECTURAL DRAWINGS, BUT NOT TO ENCLOSE MORE THAN TWO UNITS.
  5. OBSERVE USG GUIDELINES FOR FASTENING GYPSUM BOARD AT CEILING.
  6. NAILS MUST BE CENTERED AT VERTICAL SLOTS OF DTC TRUSS CLIPS.

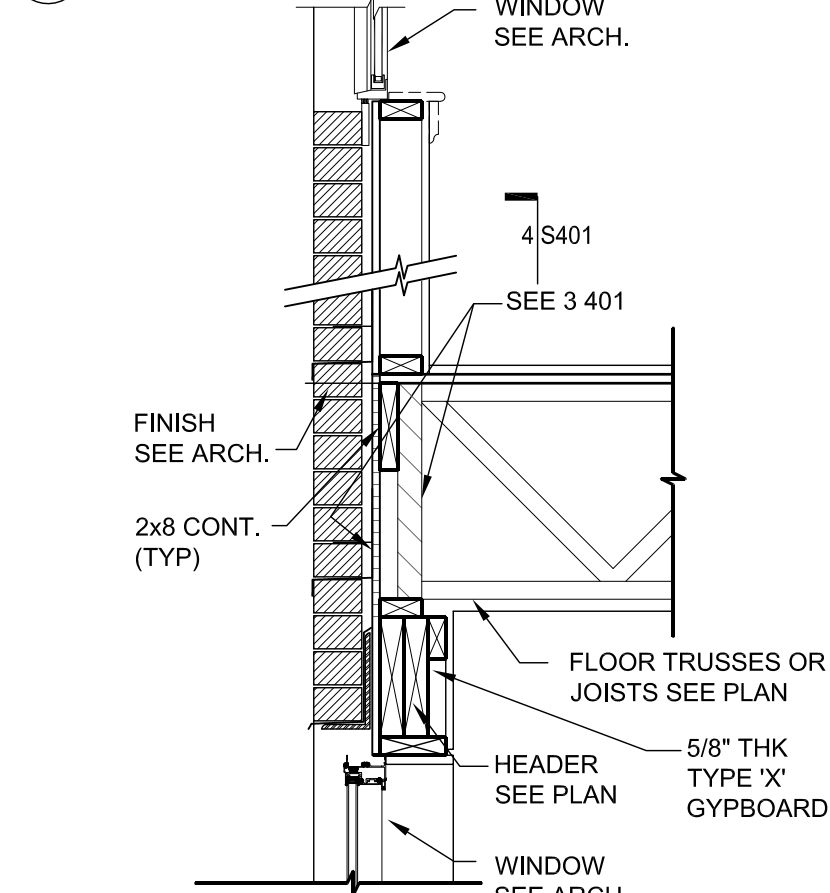
7 TYPICAL ROOF TRUSS (RT) PARALLEL TO INTERIOR SHEAR WALL CONNECTION

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



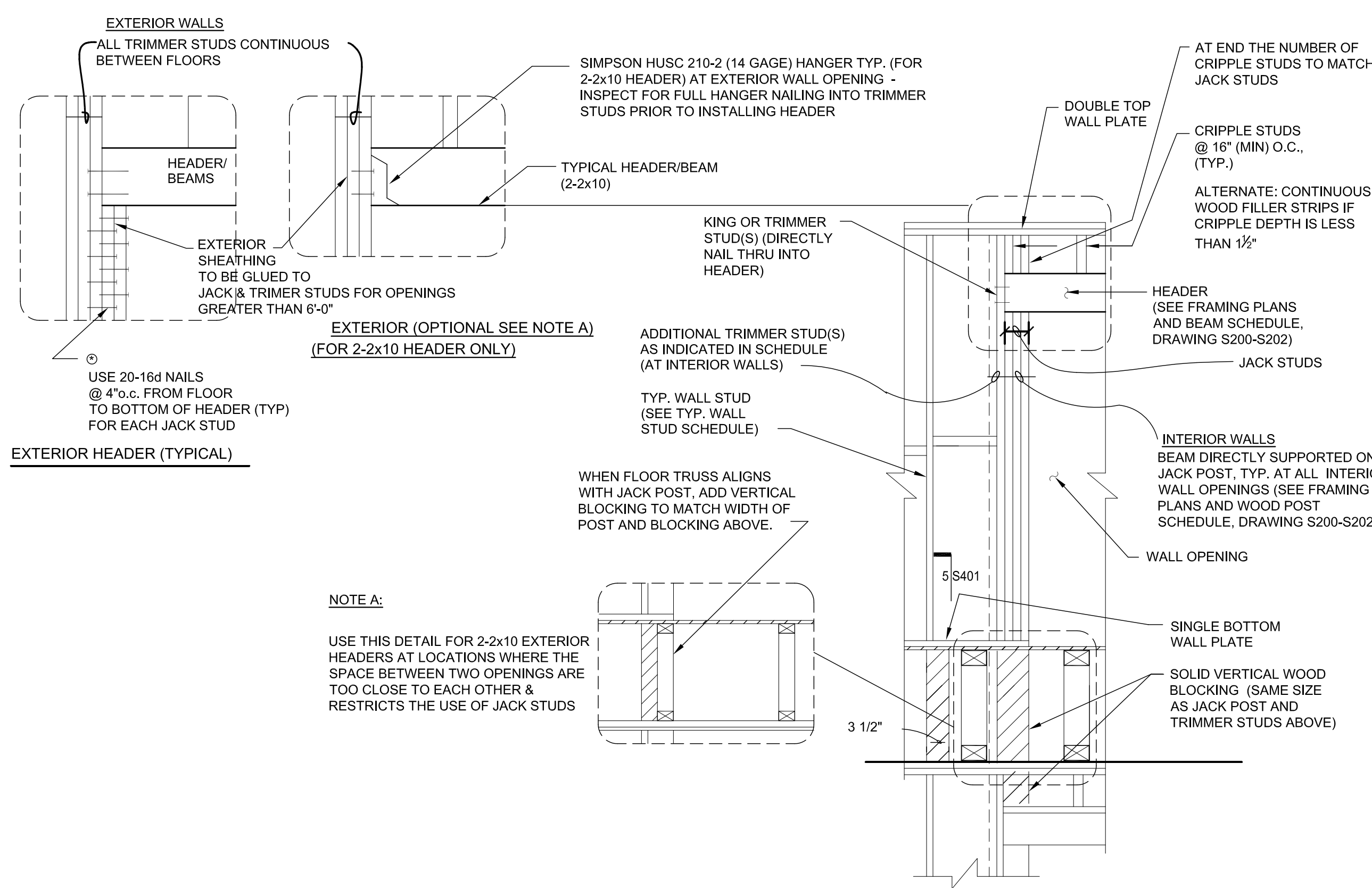
8 TYP. SHEAR BLOCKING PANELS

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



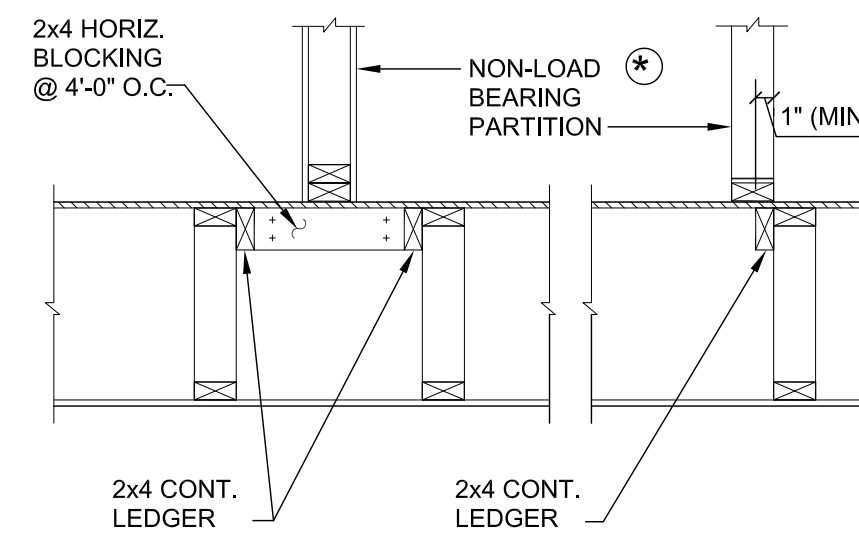
9 WINDOW SILL & HEADER DETAIL

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



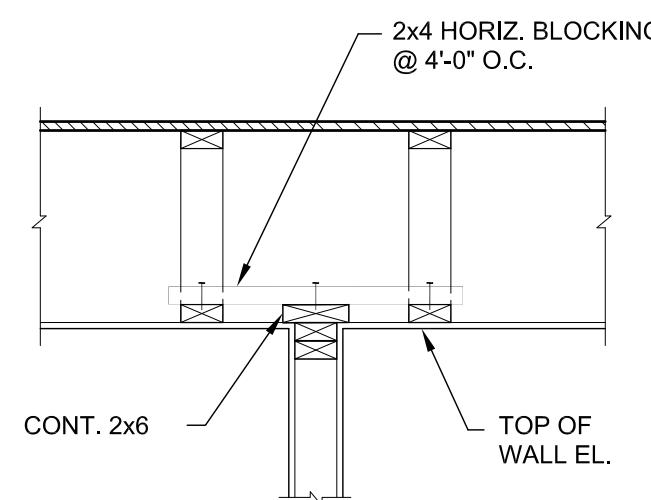
1 TYP. JACKPOST/BLOCKING

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



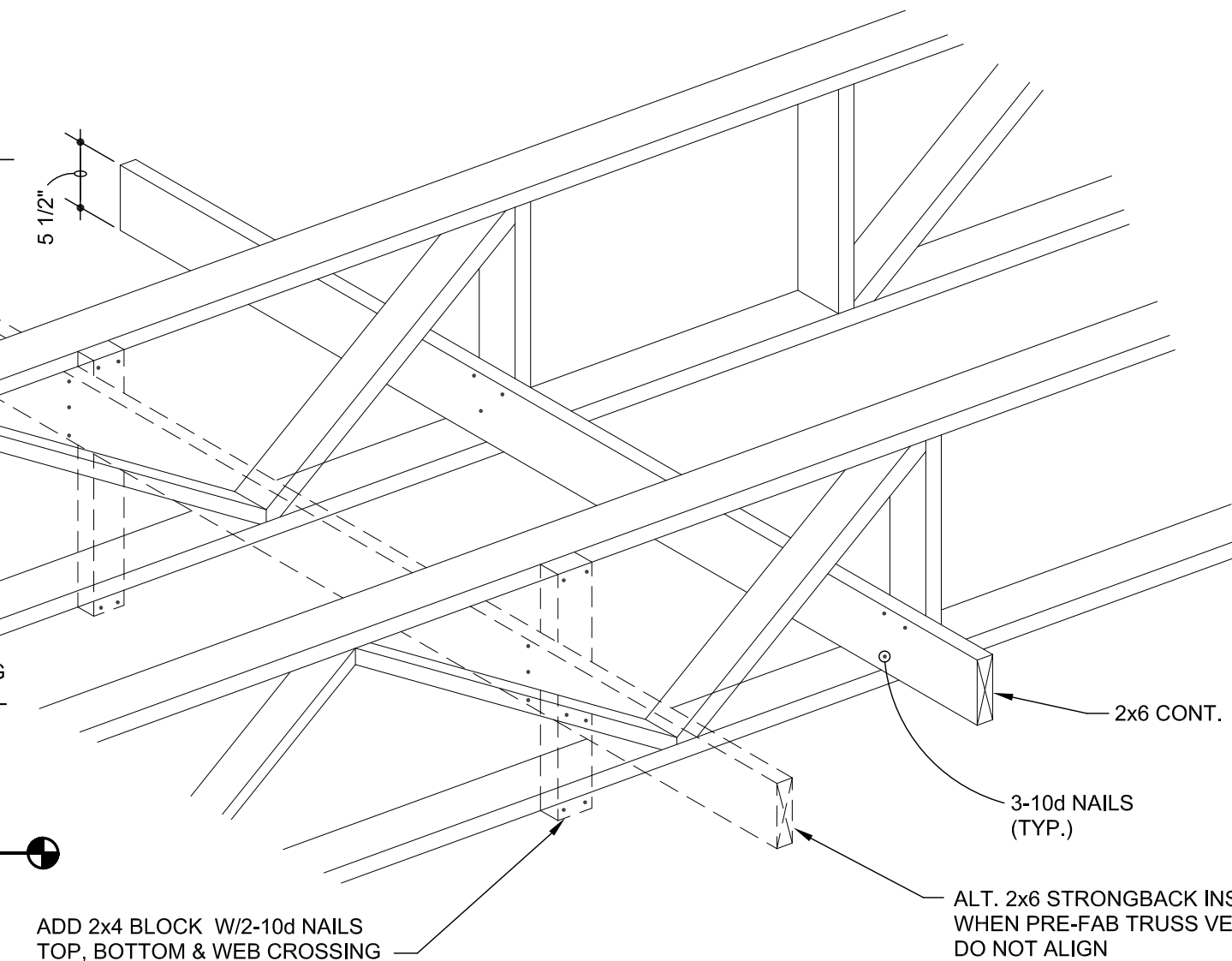
2 TYP. NON-LOAD BEARING PARTITION PARALLEL TO TRUSSES OR JOISTS

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



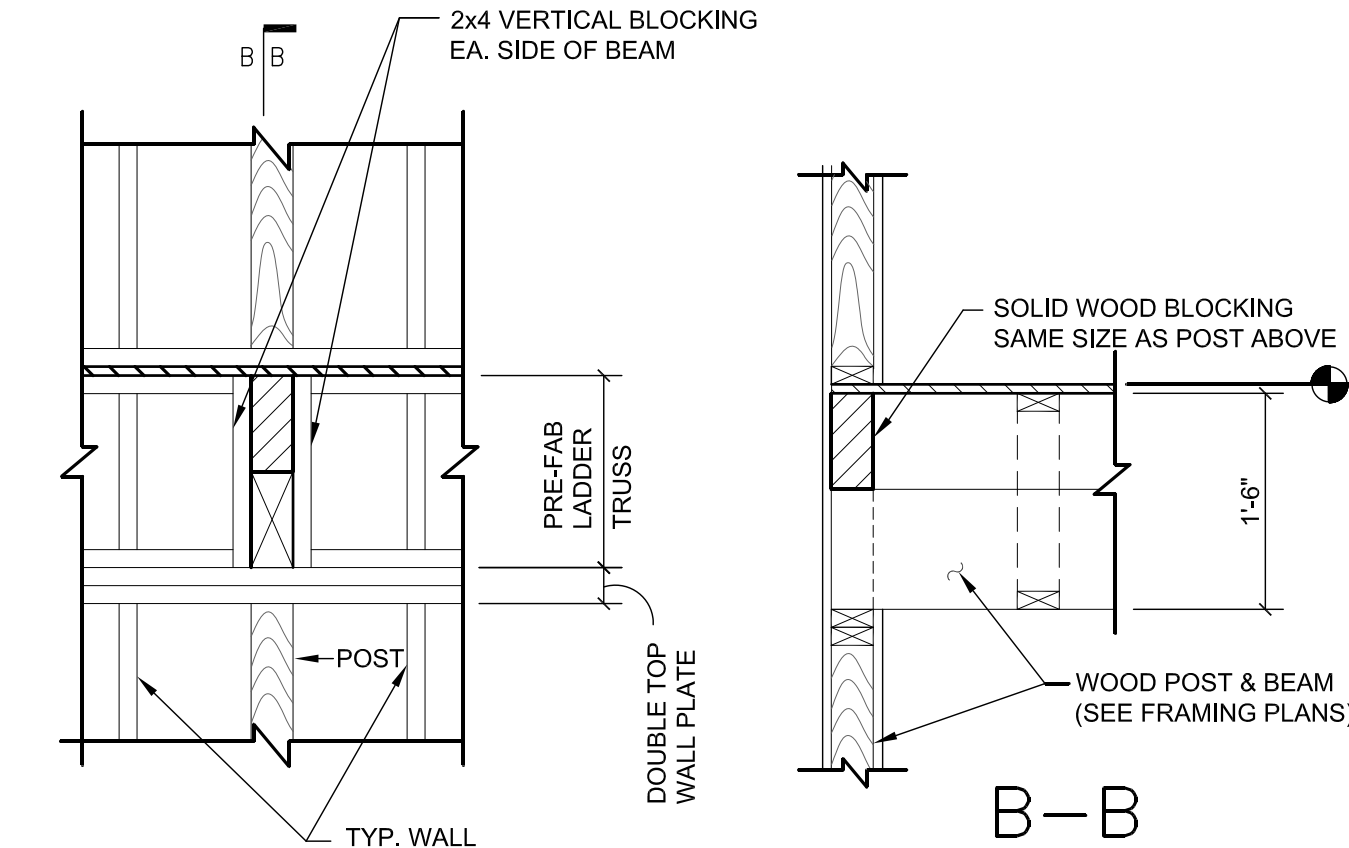
3 TYP. TOP OF WALL AT NON-LOAD BEARING PARTITION PARALLEL TO TRUSSES OR JOISTS

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



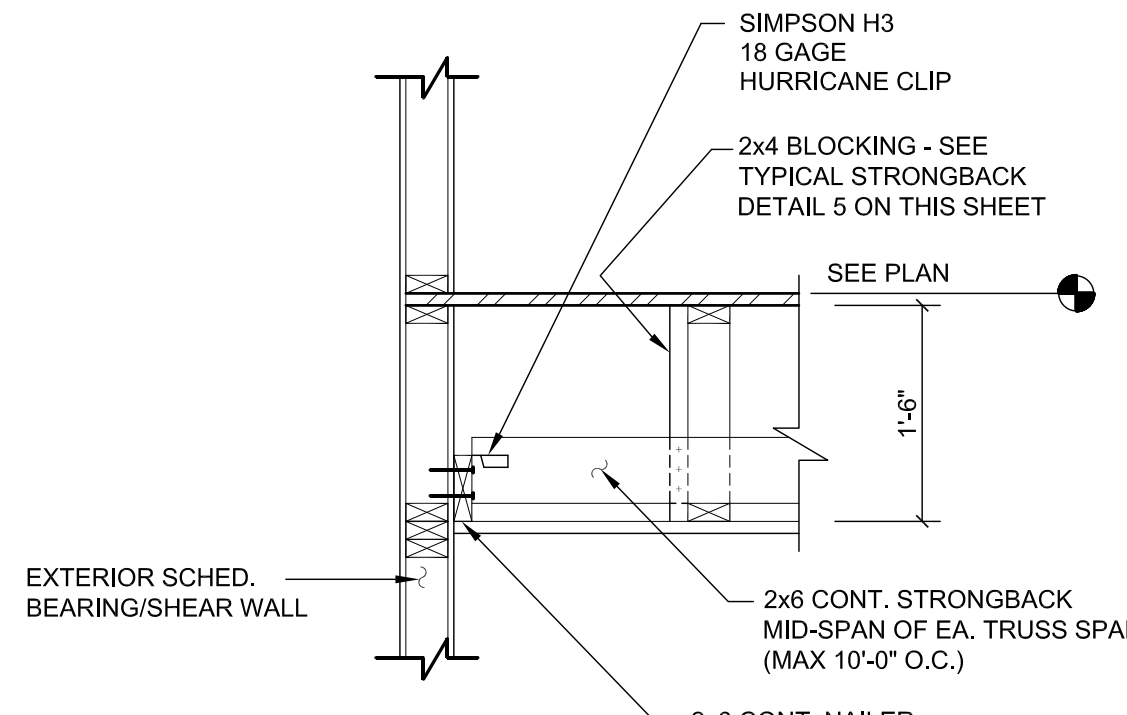
5 APPLICATION OF STRONGBACK (10'-0" O.C. MAX.)

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



6 WOOD BEAM END POST SUPPORT AT PERPENDICULAR EXTERIOR WALL

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



4 TYP. STRONGBACK END DETAIL

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

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WASHINGTON DC TOWNHOUSE

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FRAMING DETAILS

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