



View From Alley

LIST OF DRAWINGS

COVER SHEET
CS01 PROJECT INFO
CS02 SITE PLAN
A1 FLOOR PLANS
A2 GARAGE ELEVATIONS
A3 GARAGE ELEVATIONS
A4 SECTIONS
A5 SECTIONS
E1 LIGHTING + POWER PLANS
M1 MECH PLAN
S001 STRUCTURAL NOTES
S002 STRUCTURAL NOTES
S101 STRUCTURAL PLANS



CLIENT
PATTY JORDAN & ANDREW DALY
1120 PARK ST NE
WASHINGTON DC
20002

PROJECT
NEW GARAGE

PROJECT NO.
11-034

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ISSUE
14 FEB 2016
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COVER SHEET



ABBREVIATIONS

A.D.	AREA DRAIN
AFF	ABOVE FINISH FLOOR
A.P.	ACCESS P ANEL
CJ	CONTROL JOINT
CL	CENTER LINE
CMU	CONCRETE MASONRY UNIT
CT	CERAMIC TILE
CLG	CEILING
COL	COLUMN
CONC	CONCRETE
CONT	CONTINUOUS
COORD	COORDINATE
DIA	DIAMETER
DN	DOWN
DWG	RAWING
EA.	EACH
EL	ELEVATION
ELEC.	ELECTRICAL
EQ	QUAL
EQUIP.	EQUIPMENT
EXT	EXTERIOR
F.D.	FLOOR DRAIN
FFE	FINISHED FLOOR ELEV A TION
F.O.C.	FACE OF CONCRETE
F.O.M.	FACE OF MASONRY
F.O.S.	FACE OF STUD
F.R.	FIRE RA TED (RESISTIVE)
FIN.	FINISH
FLR.	FLOOR
GA.	GAUGE
GALV.	GALVANIZED
GL.	GLAZED
GYP.	GYPSUM BOARD
H.M.	HOLLOW MET AL
HDW.	HARDWARE
IBC	INTERNATIONAL BUILDING CODE
I/O	INDOOR /OUTDOOR
IRC	INTERNATIONAL RESIDENTIAL CODE
LAV	LAVATORY
M.O.	MASONRY OPENING
MATL.	MATERIAL
MAX	MAXIMUM
MECH.	MECHANICAL
MEZZ	MEZZANINE
MFR	MANUFACTURER
MIN.	MINIMUM
MTL	METAL
N/A	NOT APPLICABLE
N.I.C.	NOT IN CONTRACT
N.T.S.	NOT TO SCALE
NOM.	NOMINAL
O.C.	ON CENTER
O.D.	OUTER DIAMETER
OFCI	OWNER FURNISHED, CONTRACTOR INSTALLED
OFOI	OWNER FURNISHED, OWNER INSTALLED
OPP.	OPPOSITE
PLYWD	PLYWOOD
P.T.	PRESSURE TREA TED
PNL	PANEL
QTY	QUANTITY
R.D.	ROOF DRAIN
R.O.	ROUGH OPENING
REF	REFRIGERATOR
REINF	REINFORCEMENT
RESIL	RESILIENT
REQ'D	REQUIRED
REV.	REVERSE
RM	ROOM
SS	STAINLESS STEEL
SCHED	SCHEDULE
SHT	SHEET
SIM	SIMILAR
SPECS	SPECIFIC A TIONS
STL	STEEL
STOR	STORAGE
STRUCT	STRUCTURAL
T.O.S.	TOP OF SLAB
TYP.	TYPICAL
U-CUT	UNDERCUT
U.N.O.	UNLESS NOTED OTHERWISE
V.I.F.	VERIFY IN FIELD
VTR	VENT THROUGH ROOF
W.C.	W A TER CLOSET
W.P.	WORKING POINT
W/	WITH

1120 Park St NE
Washington DC 20002
GENERAL NOTES

FOUNDATION AND SLAB ON GRADE
FOOTINGS ARE DESIGNED FOR A BEARING CAPACITY OF 1500 PSF. FOOTING SHALL BEAR ON NATURAL UNDISTURBED SOIL 1'-0" BELOW ORIGINAL GRADE OR ON STRUCTURAL COMPACTED FILL. BOTTOM OF EXTERIOR FOOTINGS SHALL BE 2'-6" BELOW FINISHED GRADE
MASONRY
ALL MORTAR SHALL CONFORM TO ASTM C720. MORTAR TO BE USED SHALL BE SAMPLED AND TESTED BY THE BRICK AND MASONRY SUPPLIERS ACCORDING TO ASTM C780 AND RESULTS SUBMITTED TO THE ENGINEER FOR APPROVAL. MORTAR SHALL BE PORTLAND CEMENT MORTAR TYPE 2 AS A MINIMUM. LOOSE LINTEL FOR OPENINGS IN MASONRY WALLS SHALL BE AS FOLLOWS FOR EACH 4" WIDTH:
UP TO 3'-0" 3 1/2" X 3 1/2" X 5/16"
3'-1" TO 5'-0" 4" X 3 1/2" X 5/16"
5'-1" TO 6'-0" 5" X 3 1/2" X 3/8"
6'-1" TO 8'-0" 6" X 3 1/2" X 3/8"

SHORT LEG OUTSTANDING W/ 6" MIN. BEARING INTERIOR NON-LOAD LINTEL TO BE PRE-CAST
WOOD
STRUCTURAL WOOD MEMBERS TO BE SOUTHERN YELLOW PINE NUMBER TWO. ALL CONSTRUCTION TO CONFORM TO LATEST "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION."
PROVIDE DOUBLE JOIST AT PARALLEL PARTITIONS WHERE PARTITION LENGTH EXCEEDS 1/3" JOIST SPAN.
PROVIDE 1X3 CROSS BRIDGING AT 8'-0" O.C. AT ALL FLOOR AND ROOF JOISTS.
MICROLAM MEMBERS SHALL CONFORM TO THE FOLLOWING MINIMUM ALLOWABLE STRESSED:
MOD. OF ELAS. 1,900,000 PSI
FLEXURAL STRESS 2,600 PSI
PARALLEL TENSION 1,555 PSI
PERPENDICULAR COMPRESSION 750 PSI
PARALLEL COMPRESSION 2,310 PSI
HORIZ. PERP. SHEAR 285 PSI
TJI'S AND LAMS SHALL BE BY JOIST MACMILLAN OR APPROVED EQUAL AND INSTALLED PER MNFR REQS

BUILDING INFO SUMMARY

CONSTRUCTION TYPE: VB, COMBUSTABLE, UNPROTECTED (EXCEPT AT PROPERTY LINE)
USE GROUP: U - UTILITY (PRIVATE GARAGE)
SPRINKLERED? N/A, FIRE ALARM?, N/A

EXTERIOR AREA	
TOTAL LOT	1355 SF
LOT OCCUPANCY	ALLOWED 70% 949 SF (BY BZA ORDER 18514)
EXISTING HOUSE LOT AREA:	791.0 SF

GARAGE INFO	
GBA (10.0' X 15.8') = 158 SF	
ALLOWABLE HEIGHT = 15 FT	PROPOSED HEIGHT

ZONING	
SQUARE / LOT	0987 / 0008
ZONE DISTRICT	R-4



DESIGN CODES

REFERENCE	
1.) INTERNATIONAL BUILDING CODE	2012
DCRM 12 SUPPLEMENTARY CODE	2013
2.) BUILDING CODES FOR SRUCT. CONC.	ACI-318-05
3.) BUILDING CODES FOR MAS. STRUCT.	ACI-530-05/ASCE 5-05
4.) SPECS FOR STRUC. STEEL	AISC 13TH ED.

DESIGN LOADS	
FLOOR LL	
FLOOR -	40 PSF
SLEEPING ROOM -	30 PSF
STAIRS -	40 PSF
ROOF LOAD	
MIN. LL -	30 PSF
GROUND SNOW LOAD (Pg) -	30 PSF
FLAT ROOF SNOW LOAD (Pf) -	24 PSF
SNOW EXPOSURE FACTOR (Ce)	1.0
SNOW LOAD IMPORTANCE FACTOR (Is)	1.0
THERMAL FACTOR (Ct)	1.0
WIND LOAD	
BASIC 3sec. GUST -	90MPH
WIND LOAD IMPORTANCE FACTOR	1.0
WIND EXPOSURE	C
INTERNAL PRESSURE COEFFICIENT	.018

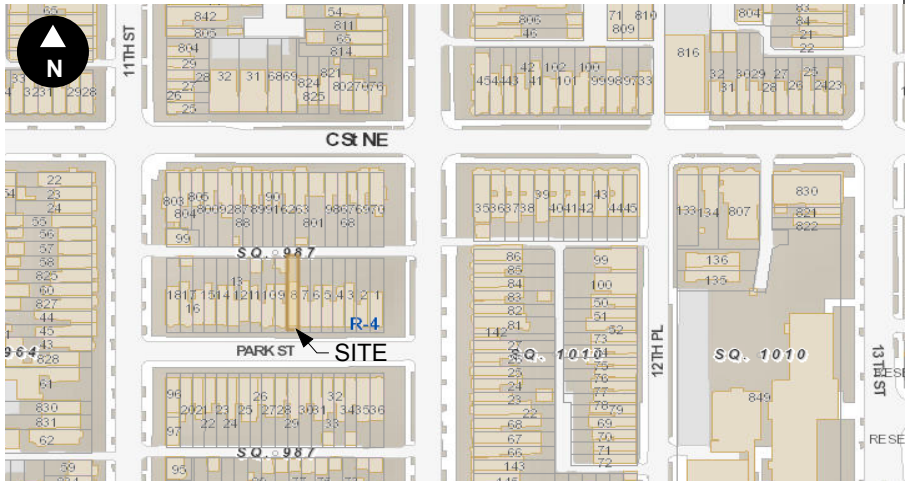
BUILDING DATA

ELEMENT	R-VALUE (U-VALUE AT GLAZING)	SUNROOM
WINDOW/DOOR	0.40 (U-VALUE)	0.50 (U-VALUE)
SKYLIGHT	0.60 (U-VALUE)	0.75- (U-VALUE) 19
CEILING	49	19
WD. WALL	20	13
CONC. WALL	5	5
FLOOR	19	21
BASEMENT WALLS	10/13	10/13
SLAB ON GRADE	10	10
CRAWL SPACE	10/13	10/13
1.) USE R-10 WHEN APPLIED CONTINUOUSLY AGAINST THE WALL; USE R-13 WHEN BETWEEN STUDS		
2.) INSULATION MUST EXTEND FROM THE SLAB EDGE TO A LENGTH OF 24" VERT. AND/OR HORIZ.		
3.) USE INSULATION ON CRAWLSPACE WALL IN NON-VENTED CONDITION		

SCOPE OF WORK

NEW GARAGE INCLUDING ASSOCIATED ELECTRICAL, AND PLUMBING WORK.

VICINITY MAP



AVENUE DESIGN

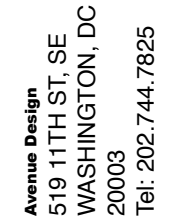
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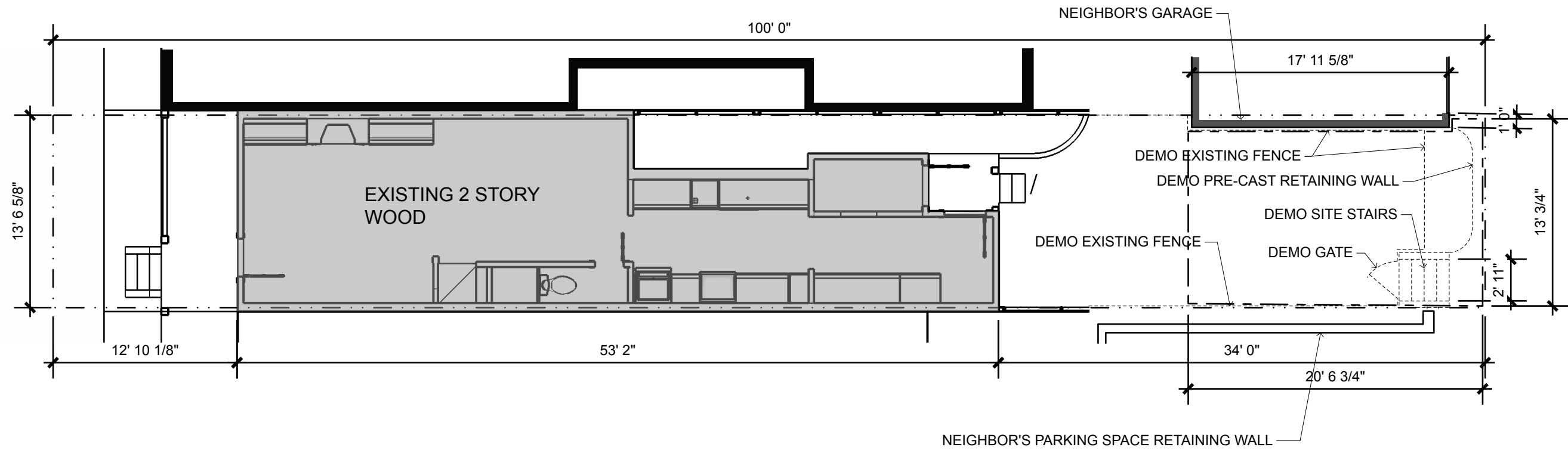
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SITE PLAN

CS2



1

Scale: $1/8" = 1'-0"$

- · · — · · — PROPERTY LINE
- · · — · · — EXISTING SITE ELEMENT
TO BE DEMO'D
- — — — — AREA OF DISTURBANCE AND
LINE OF EROSION CONTROL
SILT FENCE





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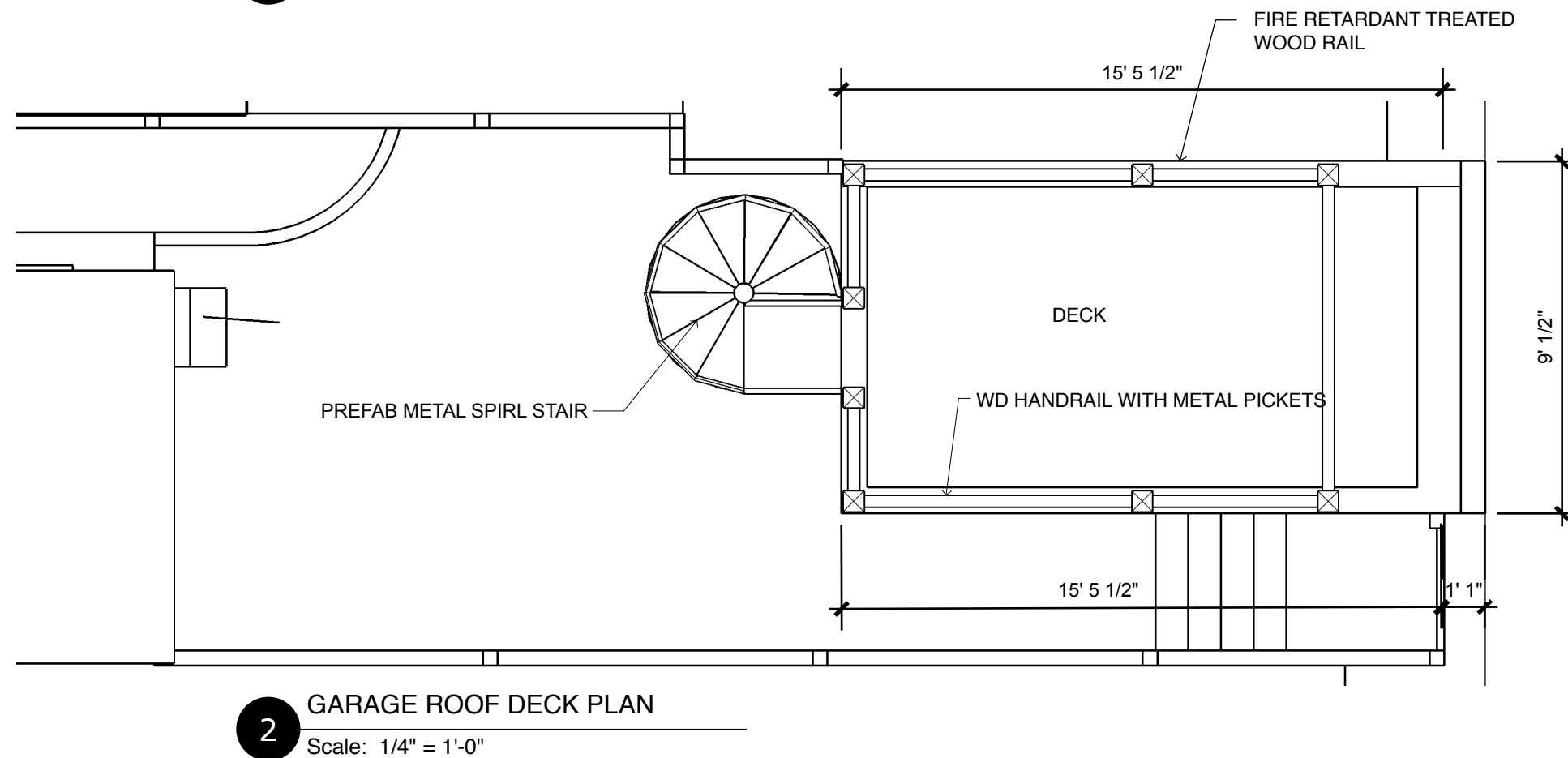
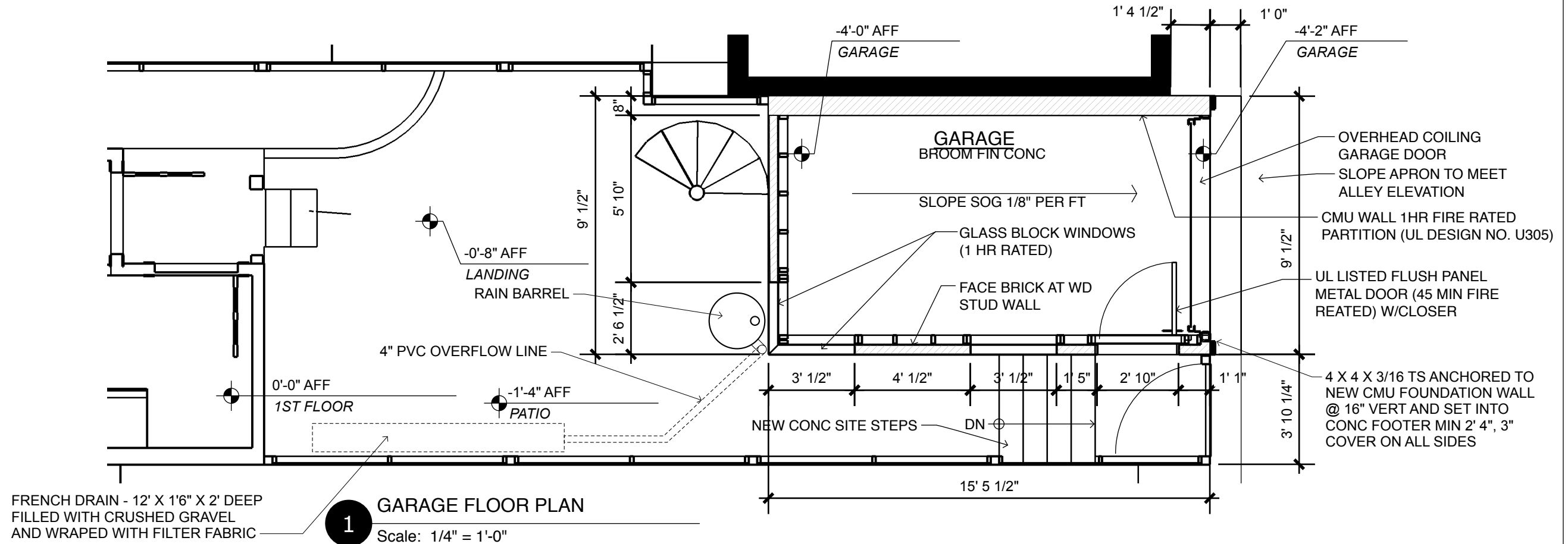
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GARAGE
FLOOR PLANS

A1





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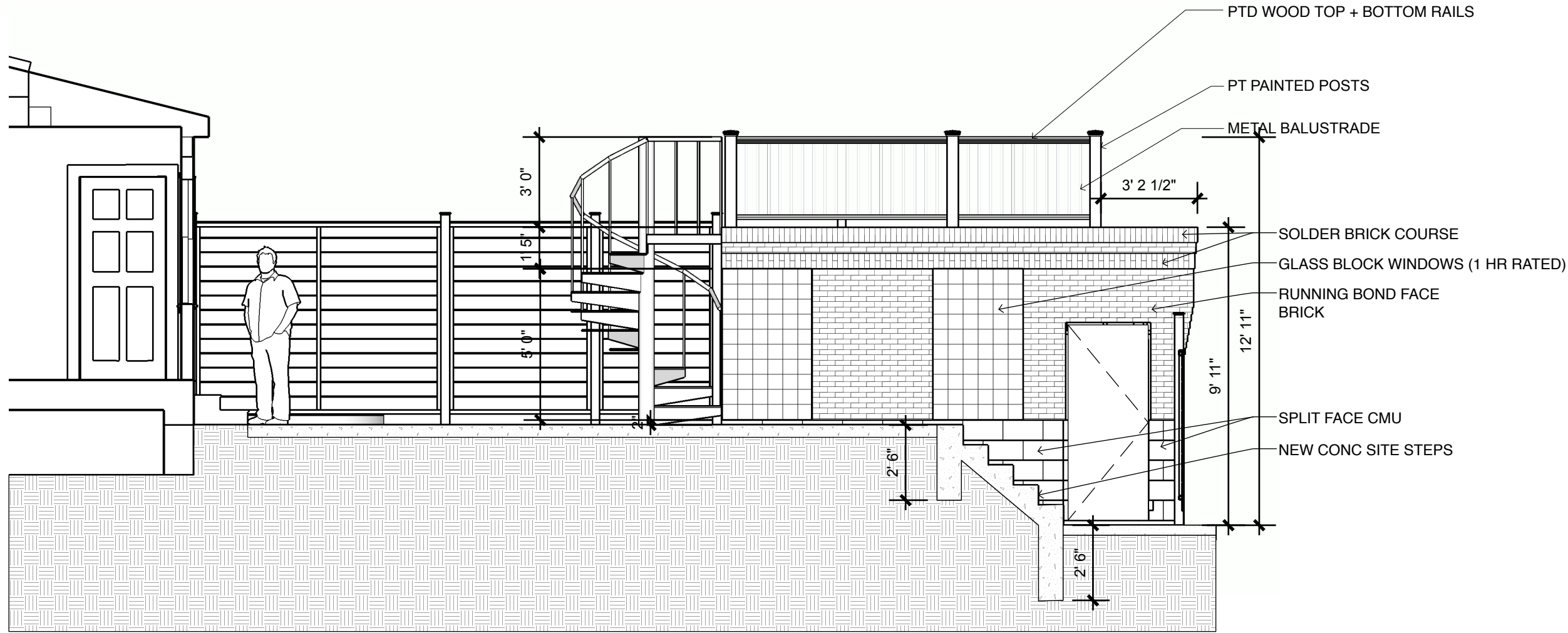
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BUILDING
ELEVATIONS

A2



1 EAST ELEVATION
Scale: 1/4" = 1'-0"



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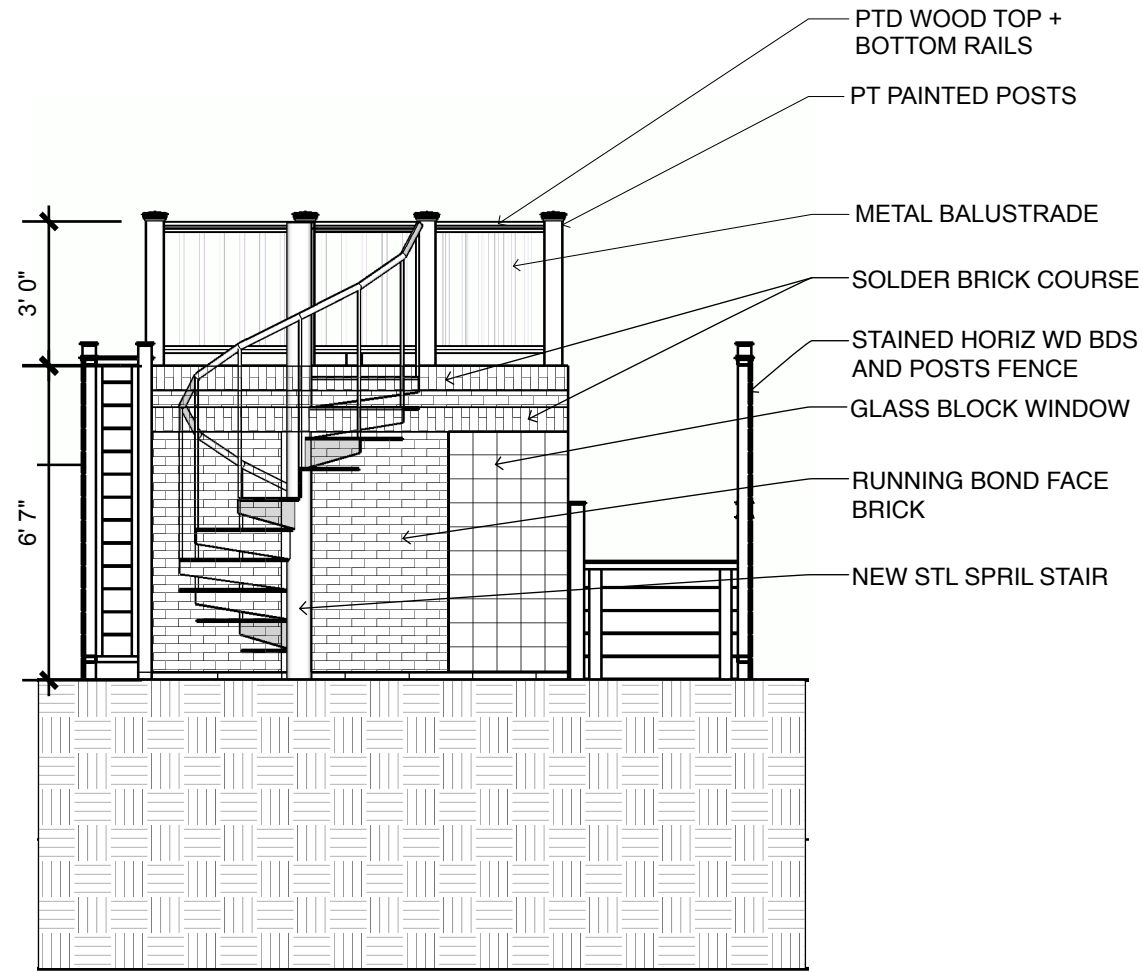
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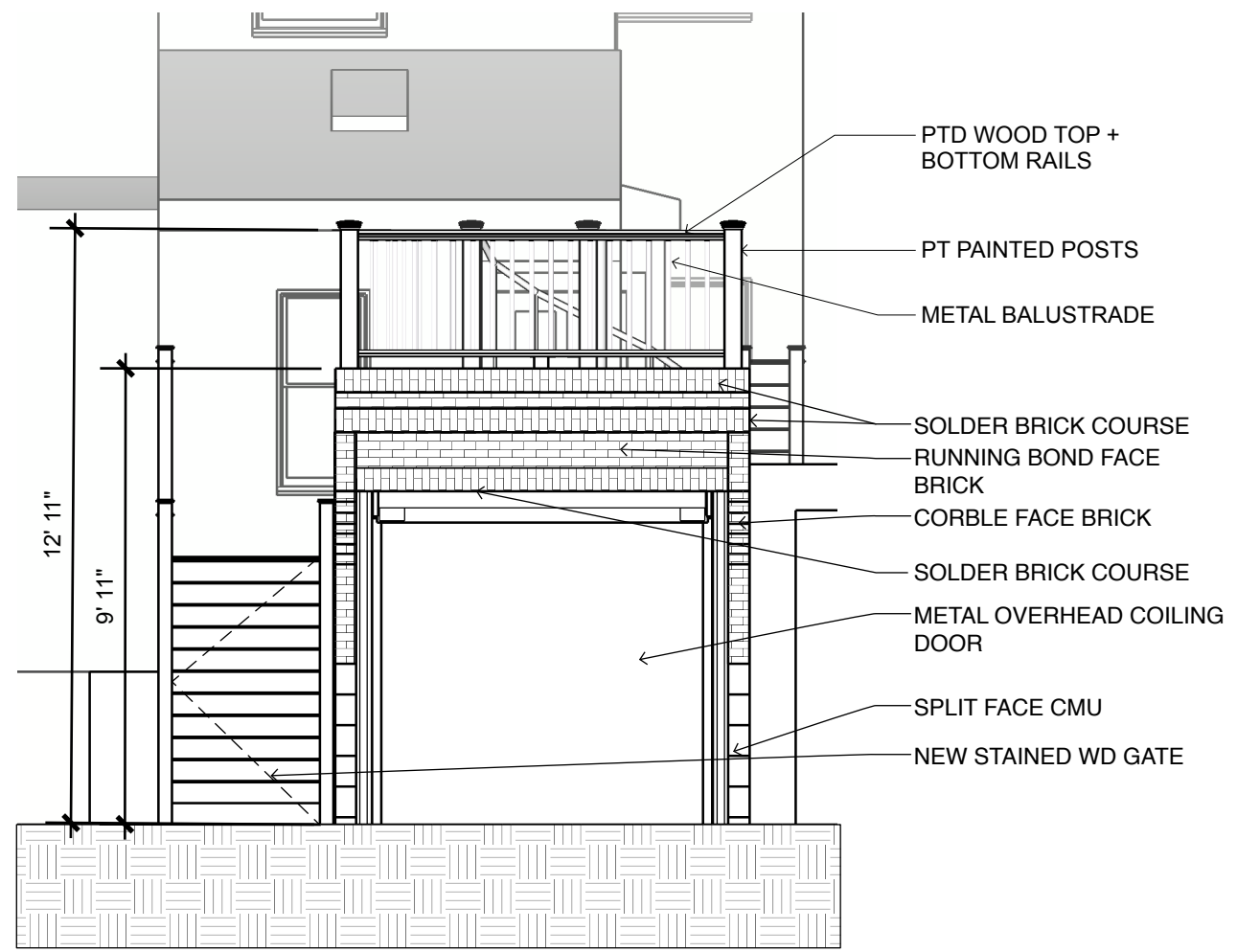
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GARAGE
ELEVATIONS

A3

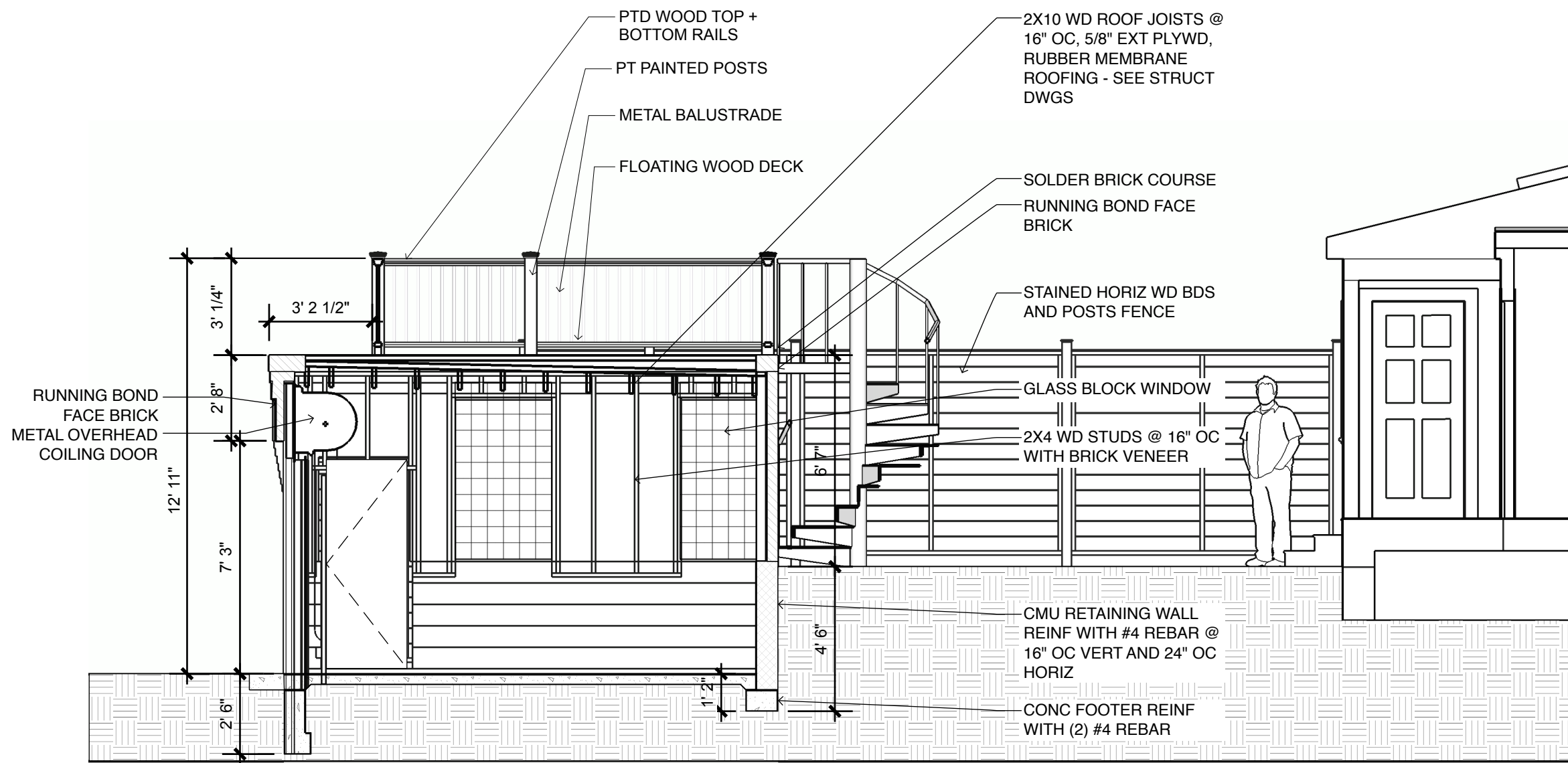


1 SOUTH ELEVATION
Scale: 1/4" = 1'-0"



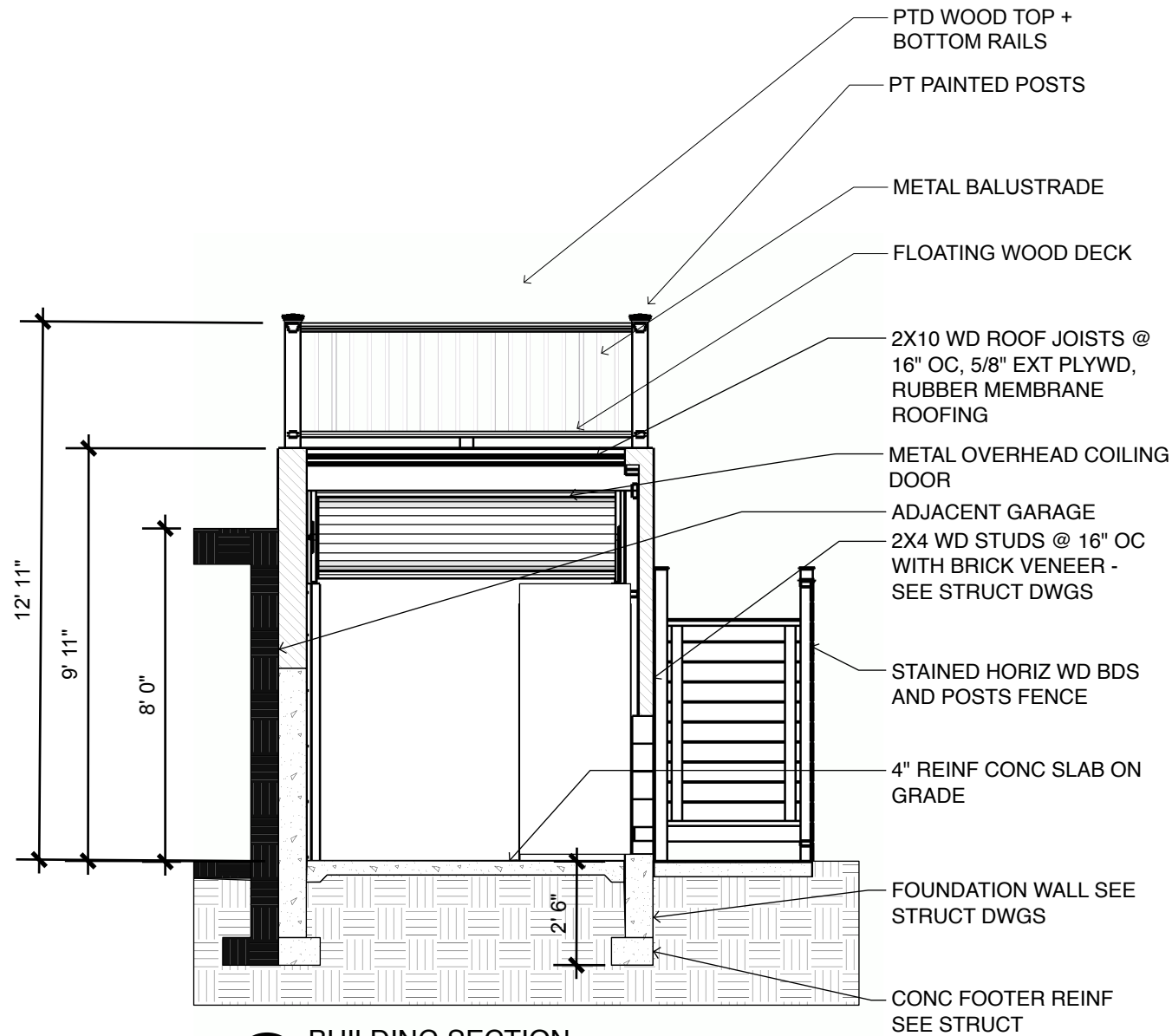
1 NORTH ELEVATION
Scale: 1/4" = 1'-0"



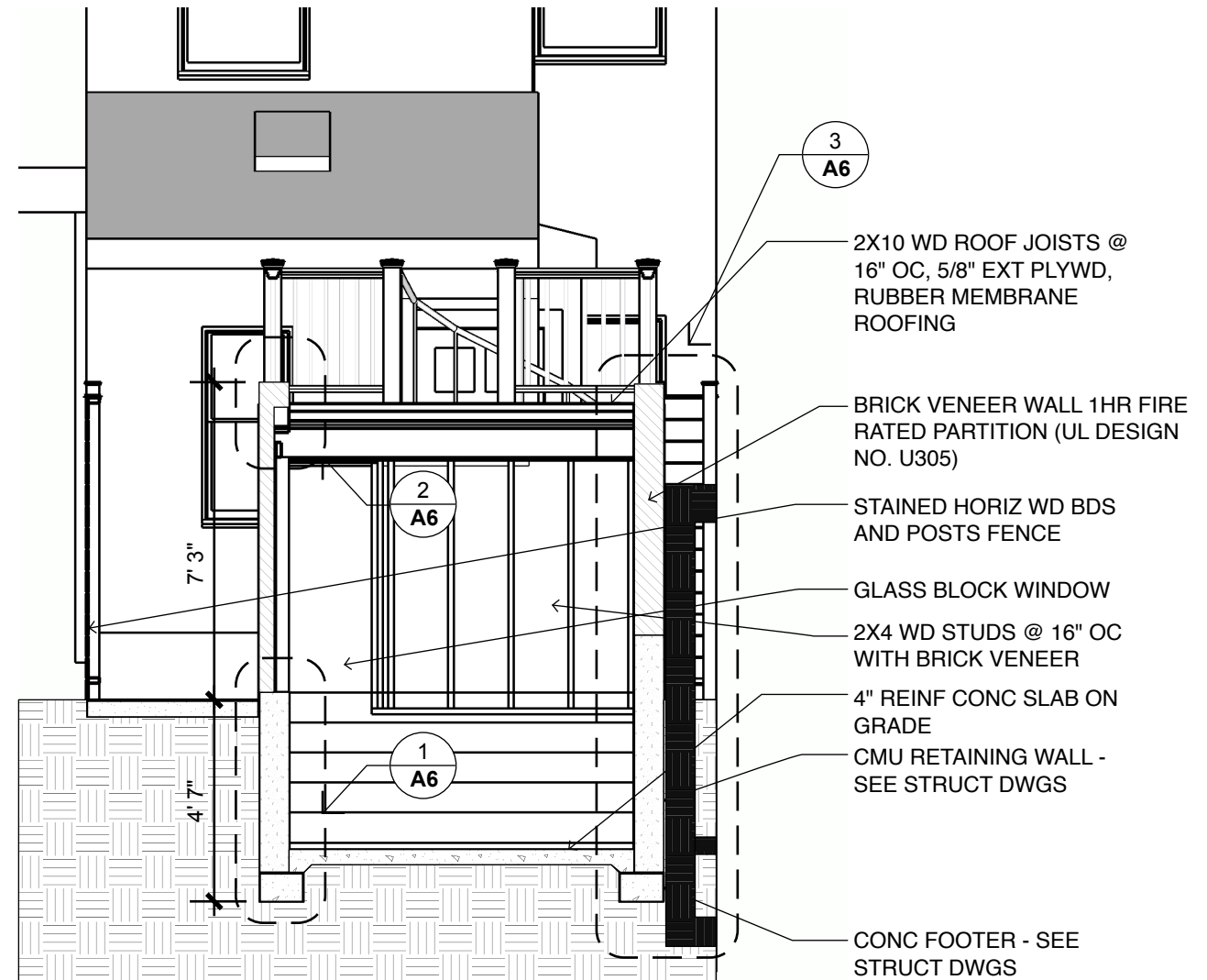


1 BUILDING SECTION
Scale: 1/4" = 1'-0"



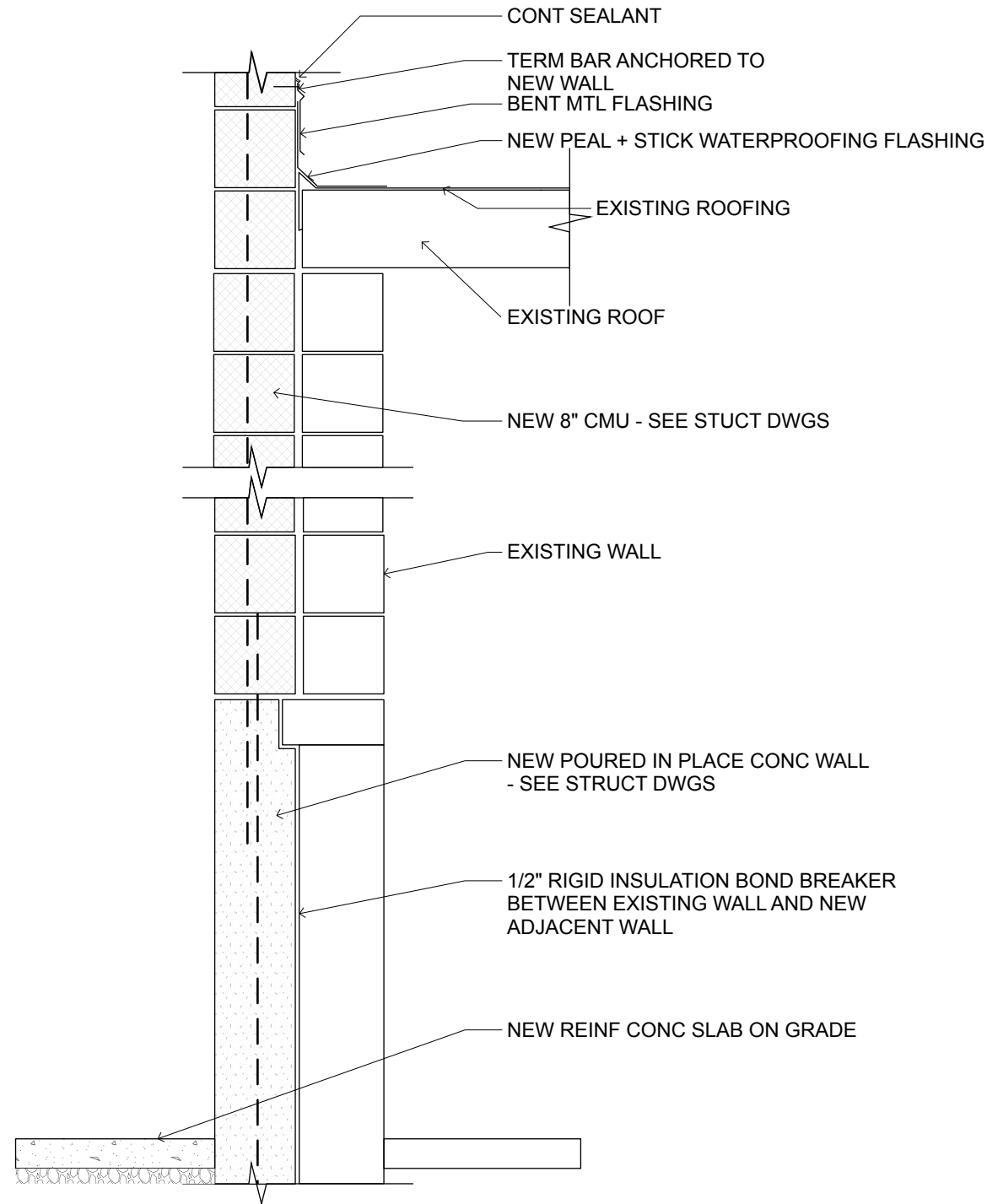


2 BUILDING SECTION
Scale: 1/4" = 1'-0"

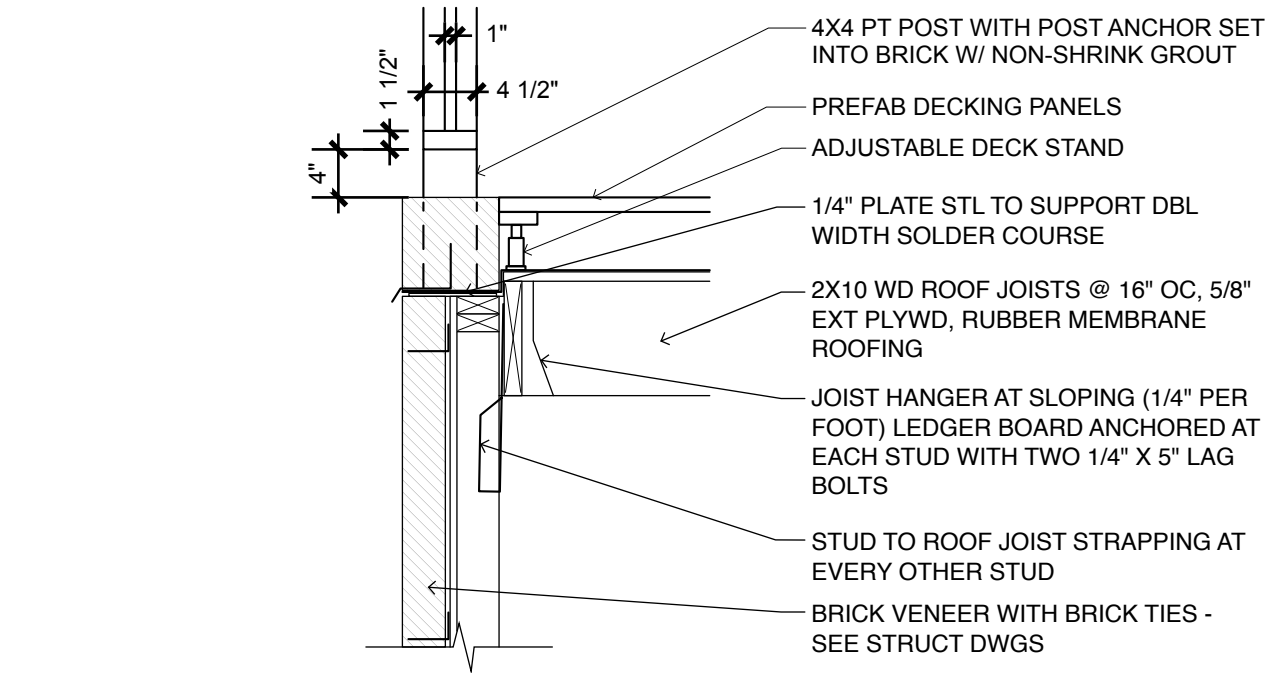


1 BUILDING SECTION
Scale: 1/4" = 1'-0"

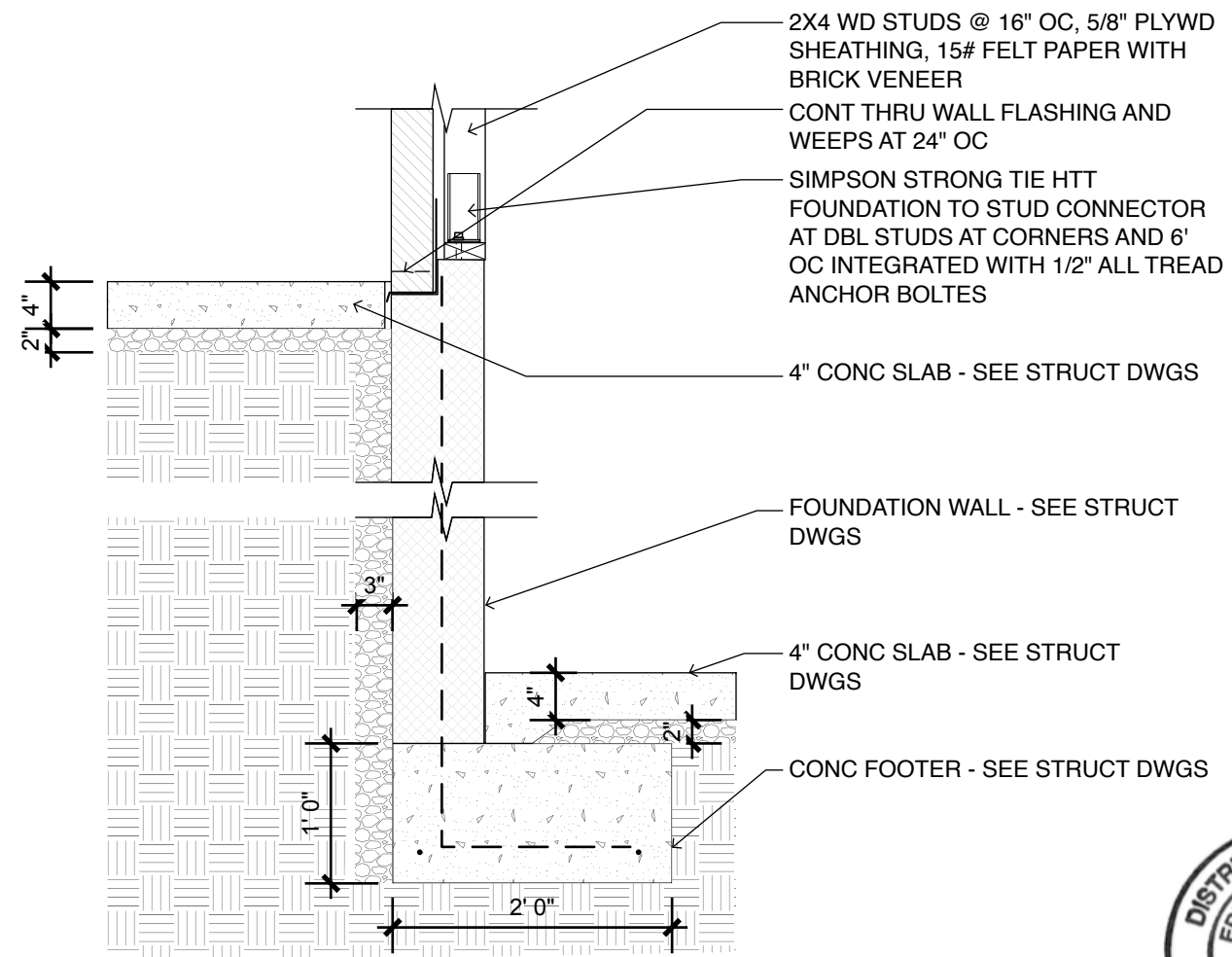




3 NEW GARAGE WALL DETAIL
Scale: 3/4" = 1'-0"

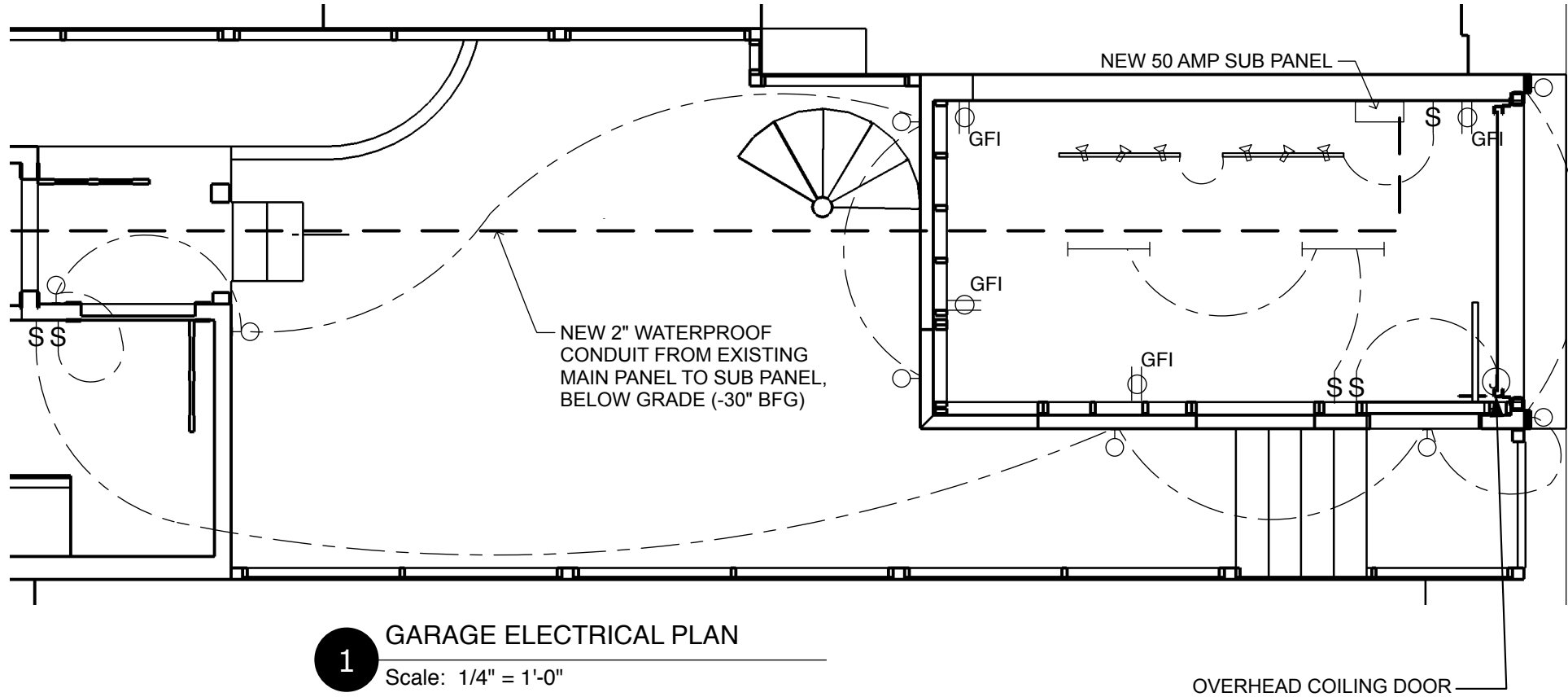


2 TOP OF WALL DETAIL
Scale: 3/4" = 1'-0"

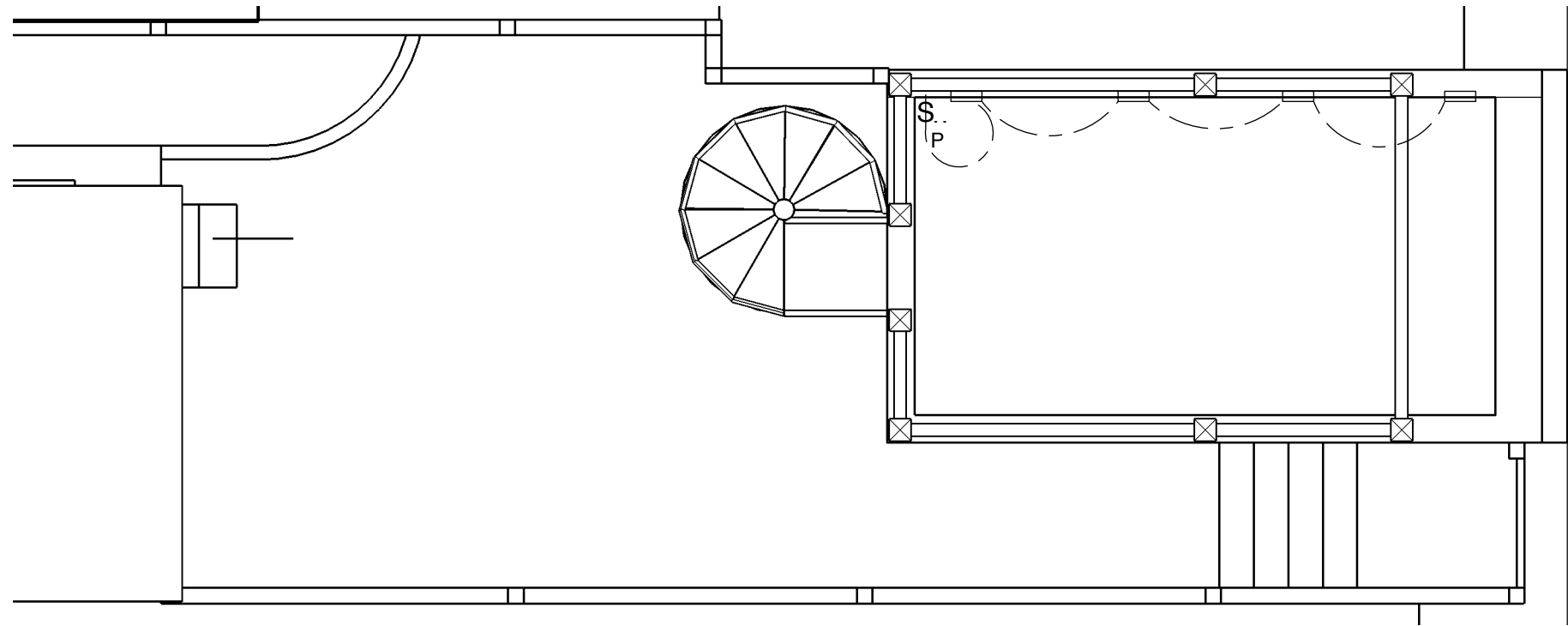


1 FOUNDATION DETAIL
Scale: 3/4" = 1'-0"





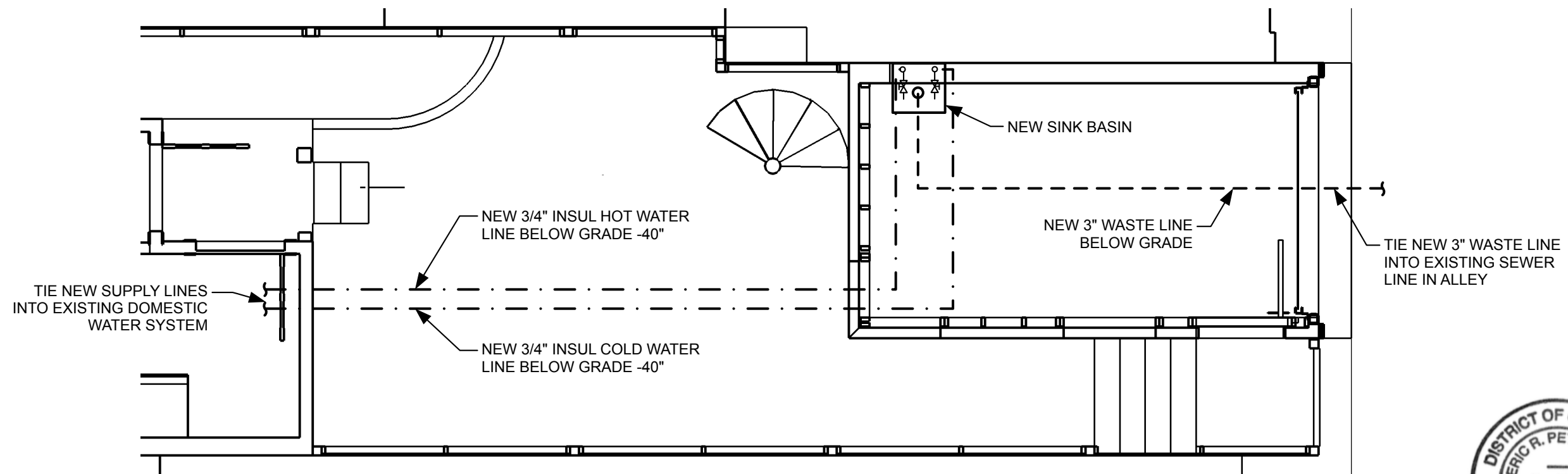
1 GARAGE ELECTRICAL PLAN
Scale: 1/4" = 1'-0"



2 GARAGE ROOF DECK ELECTRICAL PLAN
Scale: 1/4" = 1'-0"

LIGHTING AND POWER SCHEDULE	
	WALL MOUNTED LIGHT FIXTURE
	TRACK LIGHTING
	RECESSED WALL LIGHT
	STRIP FLUORECENT
	SINGLE POLE SWITCH
	WATERPROOF SINGLE POLE SWITCH
	DUPLEX OUTLET WITH GFI
	WATERPROOF DUPLEX OUTLET
	JUNCTION BOX WITH 110V POWER RUNNING BACK TO ELECTRICAL SERVICE PANEL





1 PARTIAL GARAGE MECHANICAL PLAN
Scale: 1/4" = 1'-0"



PLUMBING SCHEDULE

 NEW VALVE



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**MECHANICAL PLAN
AND RISER DIAGRAM**

M1