

I, Kelly Eibs, hereby certify
this is a true and accurate copy
K9222 Sept 4, 2013
KELLY M. EIBS
NOTARY PUBLIC DISTRICT OF COLUMBIA
My Commission Expires June 30, 2015

GARAGE RECONSTRUCTION

1809 KENYON STREET NW
WASHINGTON DC 20010

SCOPE OF WORK

DEMOLITION OF EXISTING GARAGE STRUCTURE
PROPOSED NEW GARAGE STRUCTURE

INDEX OF DRAWINGS

TITLE	NO.
1. SITE PLAN, DEMOLITION PLAN AND NOTES	C10
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BUILDING CODE INFORMATION

DISTRICT OF COLUMBIA
INTERNATIONAL RESIDENTIAL BUILDING CODE 2009
R-4

DESIGN CRITERIA:

GROUND SNOW LOAD: 25 PSF - 125 K/M²
WIND SPEED: 90 MPH (3 SECOND GUST) - 146 K/H
MAXIMUM RAIN FALL: 3.2 IN/HR - 81.28 MM/HR
FROST LINE DEPTH: 24 IN - 600 MM

GENERAL NOTES

1. ALL WORK SHALL COMPLY WITH THE 2009 INTERNATIONAL RESIDENTIAL CODE FOR ONE AND TWO FAMILY DWELLINGS AND ALL REQUIREMENTS OF WASHINGTON DC BUILDING PERMIT DEPARTMENT.
2. ALL WORK SHALL BE PERFORMED BY CONTRACTORS LICENSED IN DISTRICT OF COLUMBIA.
3. THE CONTRACTORS SHALL FAMILIARIZE THEMSELVES WITH THE EXISTING CONDITIONS AND NOTIFY THE OWNER AND ARCHITECT IN THE EVENT THE ACTUAL CONDITIONS WARRANT A SIGNIFICANT CHANGE IN THE SCOPE OF THE WORK.
4. THE CONTRACTOR MUST TAKE ALL NECESSARY PRECAUTIONS TO LIMIT THE AMOUNT OF DEMOLITION WORK TO THE AREAS REQUIRED TO BE ALTERED. ANY DAMAGED AREAS OUTSIDE THE SCOPE OF WORK IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
5. THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS WITH EXISTING CONDITIONS BEFORE PROCEEDING WITH CONSTRUCTION. ALL DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER.
6. IT IS THE CONTRACTOR'S RESPONSIBILITY TO SAFETY HIMSELF AS TO THE LOCATION OF ANY UTILITIES IN THE IMMEDIATE VICINITY OF CONSTRUCTION SO AS TO PREVENT DAMAGE TO THEM. SHOULD ANY DAMAGE TO SUCH UTILITIES OCCUR THE CONTRACTOR SHALL BE REQUIRED TO REPAIR SUCH DAMAGE AT HIS OWN EXPENSE AND TO THE SATISFACTION OF THE OWNER.
1. ALL EROSION/SEDIMENT CONTROL SHALL CONFORM TO THE LATEST EDITION OF THE DC EROSION/SEDIMENT CONTROL HANDBOOK.
2. TREE PROTECTION IS REQUIRED ONLY WHERE 6" DIA. FENCE IS NOT ADEQUATE PROTECTION. CONSULT INSPECTOR.

DEMOLITION PLAN

SCALE: 3/16"=1'-0"

DEMOLITION KEY NOTES

☒

1. REMOVE EXISTING ONE STORY WOOD FRAME GARAGE STRUCTURE INCLUDING WALLS, DOORS, WINDOWS AND ROOF. REMOVE EXISTING SLAB. EXISTING CONCRETE FOUNDATIONS TO REMAIN FOR FUTURE REUSE.
2. REMOVE EXISTING CONCRETE STAIR
3. REMOVE EXISTING METAL GATE

DEMOLITION NOTES

PROPERLY PROTECT ALL ITEMS TO REMAIN DURING DEMOLITION. ALL DEMOLISHED MATERIAL NOT DESIRED BY OWNER OR NOT TO BE RESET OR REUSED BECOME PROPERTY OF THE CONTRACTOR AND SHALL BE REMOVED FROM THE SITE.

CONTRACTOR SHALL NOT PROCEED WITH ANY DEMOLITION WORK UNTIL ALL UTILITY CONNECTIONS THAT AFFECT THE WORK HAVE BEEN DISCONNECTED.

USE OF TORCH OR ANY OTHER BURNING EQUIPMENT IS PROHIBITED IN DEMOLITION WORK UNTIL APPROVED BY THE OWNER. BURNING OF ANY DEMOLITION MATERIAL WILL NOT BE PERMITTED AT SITE.

CONTRACTOR SHALL COORDINATE ALL DISCONNECTION AND REMOVAL OF EXISTING EQUIPMENT AND ACCESSORIES WITH OWNER.

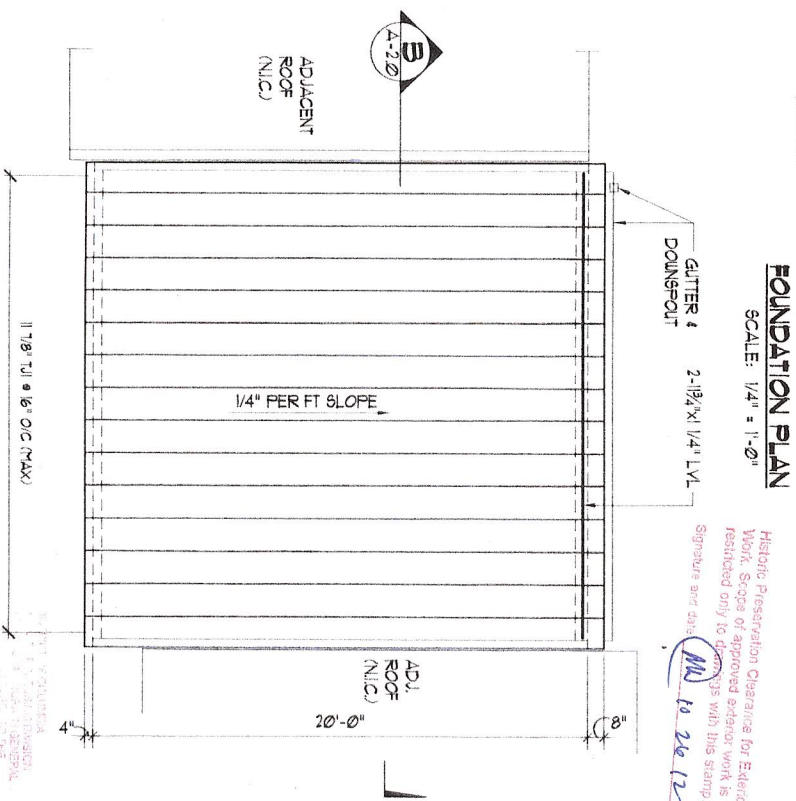
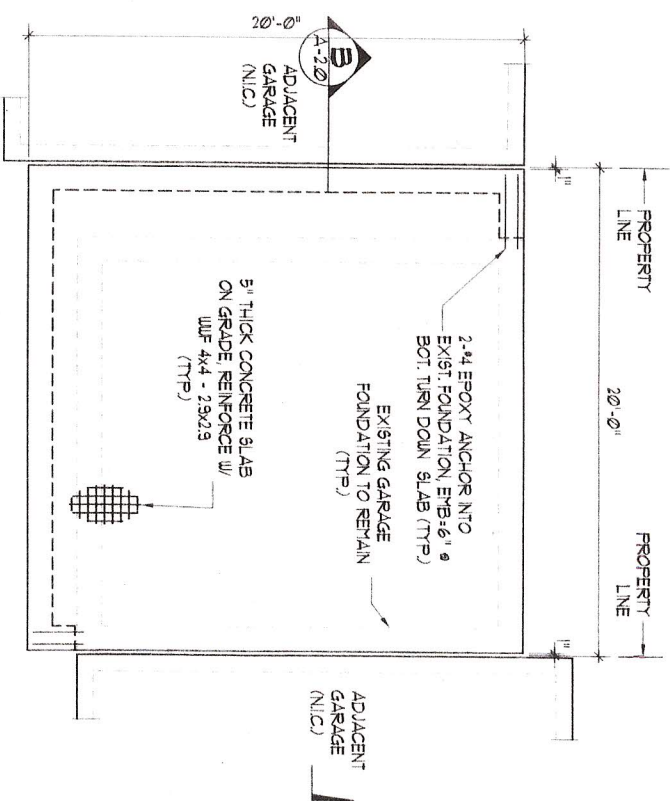
FIELD VERIFY ALL EXISTING CONDITIONS. IT SHALL BE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE ENGINEER OF ANY DEVIATION FROM THE PLAN PRIOR TO ANY CHANGE BEING MADE. ANY DEVIATION FROM THE PLAN WITHOUT THE APPROVAL FROM THE OWNER WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.

AFTER DEMOLITION AND REMOVAL OF ALL SLAB MATERIAL OWNER SHOULD ENGAGE STRUCTURAL ENGINEER TO INSPECT EXISTING CONCRETE STRUCTURES TO CERTIFY THAT ITS IN GOOD WORKING CONDITION.

PERMANENT FILE

SITE PLAN, NOTES, DEMOLITION PLAN	
GARAGE RECONSTRUCTION	
1809 KENYON ST, NW, WASHINGTON DC 20010-2618	
CONSTRUCTION DOCUMENTS	
DATE: SEPTEMBER 10/2	SCALE: NTS
REVISIONS	
DESIGN	TKG
DRAW	LK
CHECK	TKG
APPROVE	
CONTRACT NO.	1211-G
FILE NAME	1211AS06G
SHEET NO.	1 OF 5

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1. ALL ELECTRICAL WORK TO BE DONE ACCORDING TO 2009 RESIDENTIAL BUILDING CODE.
2. A MINIMUM OF 50% OF THE LAMP IN PERVALENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH-EFFICACY LAMPS TO COMPLY W/ IECC CODE SECTION 404.1.
3. LIGHTING FIXTURES TO BE LOCATED IN THE CENTER OF SPACE AND /OR ON THE CENTRAL LINE OF WALLS TYPE, SEE PLAN FOR MORE INFORMATION.

- o EXTERIOR WALL SCONCE
- o CEILING MOUNTED LIGHTING FIXTURE
- o RECEPTACLE/ ELECTRICAL OUTLET
- o CEILING MOUNTED DUPLEX OUTLET
- s SINGLE POLE SWITCH
- M MOTION DETECTOR

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

GUTTER & DOWNSPOUT 2-11/4" X 1/4" LVL

Historic Preservation Clearance for Exterior Work. Scope of approved exterior work is restricted only to drawings with this stamp.

Signature and date: AK

Mr. 10 26 12

GARAGE RECONSTRUCTION
1809 KENYON ST, NW, WASHINGTON DC 20010-2618
CONSTRUCTION DOCUMENTS

1809 KENYON ST, NW, WASHINGTON DC 20010-2618
CONSTRUCTION DOCUMENTS

DATE: SEPTEMBER 2012

SCALE: NTS

REVISIONS

DESSA	YKS
DRAIN	LK
CHECK	YKS
TRUCK	

FILE NAME
1211A50G

SHEET NO. 2 OF 10

A1.0

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

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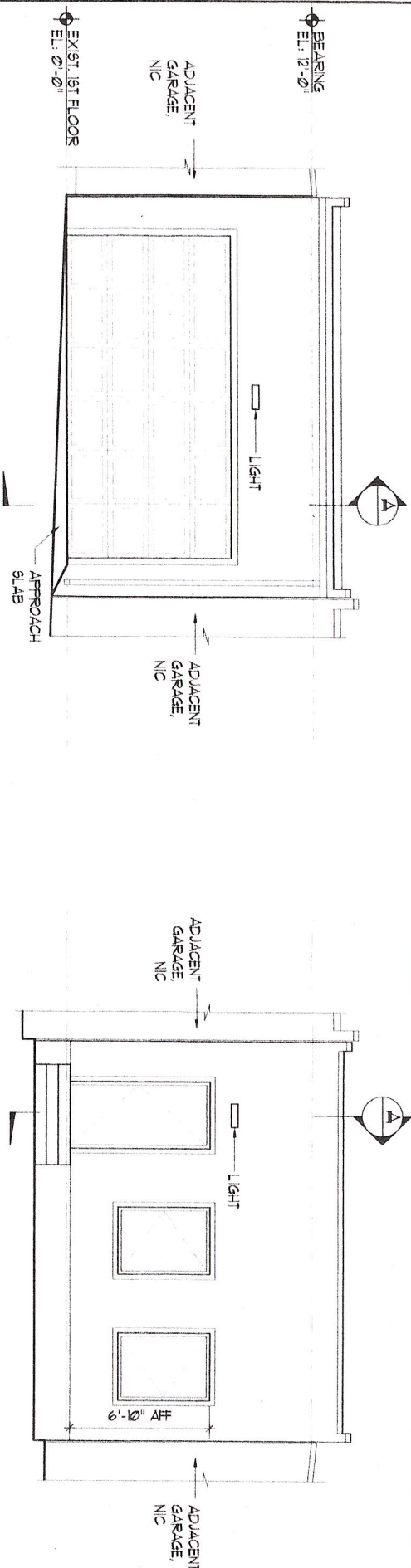
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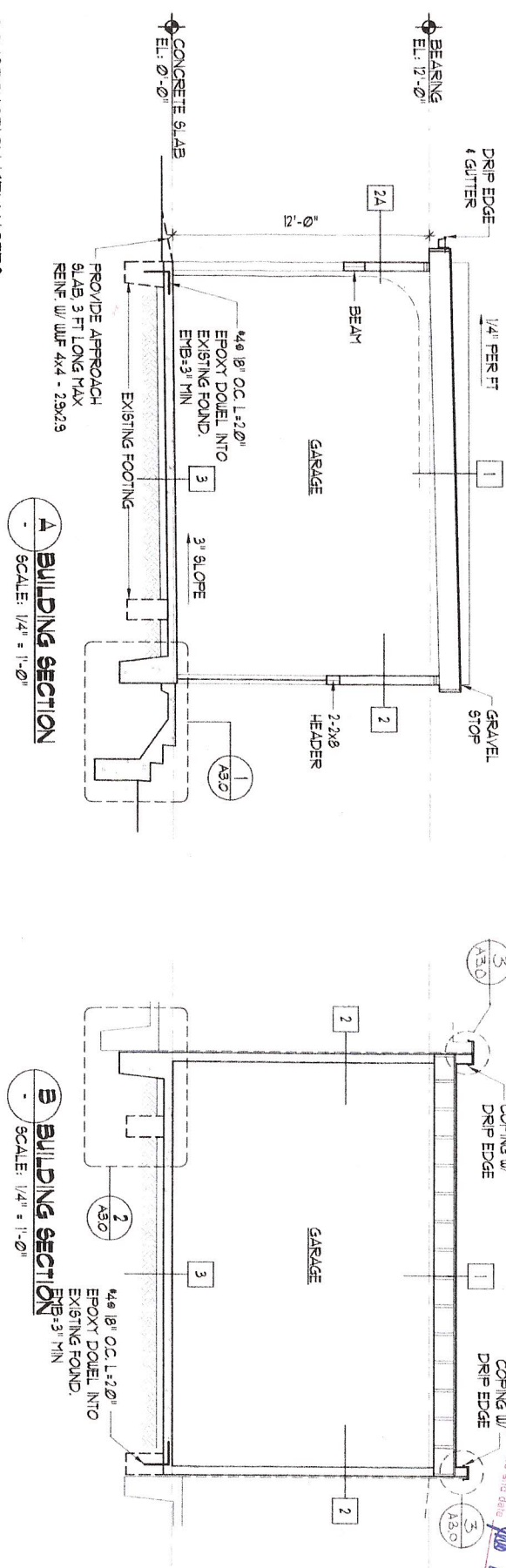
DISTRICT OF COLUMBIA
YELENA K. GIPS
10/26/08
ARCHITECT
LICENSED

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE
PREPARED BY ME OR UNDER MY CLOSE PERSONAL
SUPERVISION AND THAT I AM A duly LICENSED ARCHITECT UNDER THE LAWS
OF THE DISTRICT OF COLUMBIA
LICENSE NO. 101058
EXPIRATION DATE: 04-30-2014



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

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



A BUILDING SECTION
SCALE: 1/4" = 1'-0"

B BUILDING SECTION
SCALE: 1/4" = 1'-0"

CONSTRUCTION KEY NOTES:

1. ROOF CONSTRUCTION: EPDM ROOF ON 5/8" CDX PLYWOOD WITH METAL PLYWOOD CLIPS ON WOOD FRAMING. SEE ROOF FRAMING PLAN. INSTALL ROOF ACCORDING TO MANUFACTURER'S RECOMMENDATIONS. PROVIDE SLOPE 1/4" PER FOOT MINIMUM. RUN ROOF UP AND OVER THE PARAPETS. INSTALL PREFABRICATED METAL COPINGS WITH DRIP EDGE.
2. WALL CONSTRUCTION: 1 HOUR FIRE RATED WALL WITH EXPOSURE FROM BOTH SIDES (R302) 1/2" W402. HARDI PANEL CEMENT SIDING ON 1/2" BUILDING PAPER OVER 1/2" STRUCTURAL SHEATHING ON 2"x4" WALL STUDS AT 16" O.C. FINISH INTERIOR SIDE OF WALL WITH 1/2" GYPSUM BOARD. ALL WALL BRACING TO COMPLY WITH SECTION R602.10.41 OF THE 2009 IRC TYP.
- 2A. SAME 2x6 WALL STUDS.
3. SLAB ON GRADE: 5" REINFORCED CONCRETE SLAB OVER 6 MIL POLYETHYLENE VAPOR BARRIER ON 4" COMPACTED GRAVEL.

Historic Preservation Clearance for Exterior Work. Scope of approved exterior work is restricted only to drawings with this stamp. Signature and date: *[Signature]* 10/26/12

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WASHINGTON, D.C. 20004-4202

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GENERAL NOTES

1. GENERAL CONTRACTOR TO VERIFY EXISTING CONDITIONS IN FIELD. IF DIFFERENT THAN SHOWN ON THE DRAWINGS, REPORT FINDINGS TO STRUCTURAL ENGINEER.
2. ALL USED ANCHORS ARE SIMPSON STRONG-TIE CONNECTORS.
3. CONTRACTOR SHALL SELECT ALL TIES AND ANCHORS REQUIRED TO PROVIDE NECESSARY RIGIDITY AND INTEGRITY OF THE STRUCTURE. EXACT LOCATION OF ANCHORS TO BE COORDINATED WITH LOCATION OF STUDS AND TYPICAL SIMPSON DETAILS.
4. ALL EXTERIOR LUMBER IS PRESSURE TREATED WOOD.
5. MINIMUM BEARING ON MASONRY WALL TO BE 4".
6. CONTINUOUS PLATE 2x6 (MIN) ANCHORED @ 4'-0" O/C ON TOP HEADER COURSE.
1. PROVIDE 2-(2x) POSTS UNDER HEADER BEARING UNO.
8. PROVIDE FULL BLOCKING UNDER POSTS TO TRANSFER LOAD TO THE WALL OR BEAM BELOW.

CAST-IN-PLACE CONCRETE

- A. ALL CONCRETE WORK SHALL CONFORM TO ALL PROVISIONS OF THE "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS" (ACI 308) AND TO THE "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE" (ACI 318).
- B. ALL CONCRETE, UNLESS NOTED OTHERWISE, SHALL BE STONE AGGREGATE CONCRETE HAVING A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS. ALL CONCRETE EXPOSED TO WEATHER SHALL HAVE AN AIR ENTRAINMENT OF 6-8%; NO ADMIXTURES CONTAINING CALCIUM CHLORIDE SHALL BE PERMITTED. MAXIMUM AGGREGATE SIZE FOR CONCRETE SHALL BE 1" AND MAXIMUM SLUMP SHALL BE 4". AND 3" FOR SLABS ON GRADE. ALL CONCRETE, EXCEPT FOOTINGS, SHALL CONTAIN A WATER REDUCING ADMIXTURE.
- C. ALL CONCRETE MIX DESIGNS AND ADMIXTURES SHALL BE APPROVED BY THE ARCHITECT 30 DAYS PRIOR TO FIRST POUR.
- D. ALL REINFORCING BARS SHALL CONFORM TO ASTM A-615 GRADE 60. WELDED WIRE MESH SHALL CONFORM TO ASTM A-185. LAP ALL SPLICED 40 BAR DIAMETERS UNLESS NOTED OTHERWISE. ALL CONCRETE SHALL BE SAMPLED AND TESTED BY AN AGENCY RETAINED BY THE CONTRACTOR. THE CONTRACTOR SHALL NOTIFY THE TESTING AGENCY 48 HOURS PRIOR TO PLACING ANY CONCRETE.
- F. CONCRETE EXPOSED TO PUBLIC VIEW SHALL MEET THE REQUIREMENTS FOR ARCHITECTURAL CONCRETE OF ACI 301.
- G. MINIMUM STEEL PROTECTION (UNO) SHALL BE 1" FOR INTERIOR FACE OF WALLS, 2" FOR EXTERIOR FACE OF WALLS, 3" FOR FOOTINGS AND OTHER STRUCTURAL CONCRETE DEPOSITED AGAINST GROUND, 2" FOR CONCRETE PERMANENTLY EXPOSED TO EARTH OR WEATHER, 1 1/2" FOR PIER TIES AND BEAM STRIPS.
- H. ALL STRUCTURAL MEMBERS SHALL BE POURED FOR THEIR FULL DEPTH IN ONE OPERATION. CONSTRUCTION JOINTS SUCH AS DAYS POUR JOINTS TO EXPOSE AGGREGATE FOR CHEMICAL BOND.

FOUNDATIONS

- A. THE BOTTOM OF ALL EXTERIOR FOOTINGS SHALL BE A MINIMUM OF 2'-6" BELOW FINISH GRADE.
- B. ALL EXISTING FOOTINGS ARE ASSUMED MINIMUM 1'-0" WIDE WITH BOTTOM OF FOOTINGS AT 2'-0" BELOW FINISH GRADE (MINIMUM). IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CHECK AND FIELD VERIFY SUFFICIENCY OF EXISTING FOUNDATIONS (INCLUDING DIMENSIONS AND FOOTING LOCATION) BEFORE PROCEEDING WITH CONSTRUCTION AND SHOWN INSPECTOR TEST HOLES. CONTRACTOR SHALL PROVIDE UNDERPINNING AS REQUIRED.
- C. ALL FOOTINGS HAVE BEEN DESIGNED FOR AN ASSUMED NET SOIL BEARING PRESSURE OF 2000 PSF. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO SECURE THE SERVICES OF A GEOTECHNICAL ENGINEER FOR FIELD VERIFICATION OF THE ASSUMED SOIL BEARING PRESSURES. SHOULD THE SOIL BEARING PRESSURE BE FOUND TO BE LESS THAN 2000 PSF, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER.
- D. ALL FILL UNDER FOOTINGS AND SLABS SHALL BE COMPACTED TO A DRY DENSITY OF AT LEAST 95% OF MAXIMUM DRY DENSITY AS PER ASTM D-698.

WOOD FRAMING

- A. ALL WOOD FRAMING SHALL BE FABRICATED AND ERECTED IN ACCORDANCE WITH THE AMERICAN INSTITUTE OF TIMBER CONSTRUCTION SPECIFICATION AITC 105 "RECOMMENDED PRACTICE FOR THE ERECTION OF STRUCTURAL TIMBER FRAMING, AITC 106", CODE OF STANDARD PRACTICE, AND "THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION", LATEST EDITION, AS FURNISHED BY THE NATIONAL FOREST PRODUCTS ASSOCIATION.
- B. ALL LUMBER SHALL BE NO. 2 SOUTHERN PINE (S). MAXIMUM MOISTURE CONTENT.
- C. ALL STEEL TIMBER FASTENINGS AND JOIST HANGERS SHALL BE A MINIMUM OF A 1/6 GA. GALVANIZED STEEL WITH A RATED LOAD CAPACITY EQUAL TO OR EXCEEDING THE IMPOSED LOADING REQUIREMENTS.
- D. ALL WOOD PLATES BEARING ON MASONRY OR CONCRETE WALL SHALL BE PRESSURE TREATED LUMBER.
- E. NAILING OF ALL FRAMING SHALL MEET THE FASTENING SCHEDULE TABLE R602.3(1) CONTAINED IN THE IRC 1209 (UNO).
- F. PROVIDE SOLID OR DIAGONAL BRIDGING BETWEEN ALL JOISTS, ROOF TRUSSES AND RAFTERS @ BEARING.
- G. ALL DOUBLE AND MORE JOISTS, BEAMS OR HEADERS SHALL BE SPIKED TOGETHER WITH 2 ROWS OF 16D NAILS @ 12" O.C.
- H. ALL TOP LOADED WOOD HEADERS OR BEAMS MADE OF 3 OR MORE MULTIPLE PIECES OF MEMBERS OF SIZES UP TO 9 1/2" DEEP SHALL BE NAILED WITH 2 ROWS OF 16 D NAILS AT 12 INCHES ON CENTERS. ALL MEMBERS 11 7/8" OR DEEPER SHALL BE NAILED WITH 3 ROWS OF 16 D NAILS AT 12 INCHES ON CENTER MAINTAIN A 2 INCHES EDGE DISTANCE. FOR A THREE-PIECE MEMBER, THE SPECIFIED NAILING FROM EACH SIDE FOR ALL SIDE LOADED HEADERS ADD ADDITIONAL 12" @ THROUGH BOLTS AT 2 FEET ON CENTER STAGGERED.
- I. ALL EXTERIOR WALLS TO BE 6" THICK WITH 2x6 @ 16" O.C. (UNO) USE 1/2" PLYWOOD SHEATHING. PROVIDE 2x6 BRIDGING UNDER EACH JOINT IN SHEATHING. SHEATHING JOINT TO OFFSET AT LEAST 1'-0" AWAY FROM FLOOR.
- J. PROVIDE A MINIMUM OF ONE ROW OF SOLID BRIDGING AT MID-HEIGHT OF STUD WALLS.
- K. FOR ALL EXTERIOR AND INTERIOR LOAD BEARING WALLS, USE MINIMUM 2 KING STUDS FOR EACH SIDE OF THE WALL OPENINGS UP TO 5'-6" (W). 3 KING STUDS FOR WALL OPENINGS 5'-6" x 1' x 10'-0". AND 4 KING STUDS FOR EACH SIDE OF THE WALL OPENINGS LARGER THAN 10'-0" (W), UNLESS NOTED OTHERWISE.

LINTEL SCHEDULE

WINDOW OR DOOR WIDTH	LINTEL FOR WOOD FRAMING		LINTEL FOR BRICK VENEER	
	NOT SUPPORTING THE ROOF	SUPPORTING THE ROOF	NOT SUPPORTING THE ROOF	SUPPORTING THE ROOF
UP TO 6'-0"	2 - 2x8	3 - 2x8	1 1/2 x 3 1/2 x 4" (LLV)	1 1/2 x 3 1/2 x 6" (LLV)
UP TO 8'-0"	2 - 2x12	3 - 2x12	1 1/2 x 3 1/2 x 6" (LLV)	1 1/2 x 3 1/2 x 8" (LLV)
UP TO 10'-0"			1 1/2 x 3 1/2 x 8" (LLV)	1 1/2 x 3 1/2 x 10" (LLV)

ROOF FRAMING NOTES

1. ROOF CONSTRUCTION SHALL CONSIST OF 5/8" SHEATHING ON FRIE - ENGINEERED WOOD TRUSSES OR WOOD FRAMING @ 24" O/C. (SEE SECTIONS).
2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS BEFORE ORDERING TRUSSES / JOISTS.
3. ALL ANCHOR SHOWN ON DRAWING ARE BY SIMPSON STRONG-TIE INC. CONTRACTOR TO VERIFY THE ANCHOR SUITABILITY FOR THE ARRANGEMENT OF FRAMING MEMBERS BEFORE ORDERING THE ANCHORS. THE ANCHOR CAN BE REPLACED BY AN OTHER ANCHOR OF EQUAL OR GREATER LOAD CAPACITY. EQUAL CAPACITY ANCHORS MANUFACTURED BY OTHERS CAN ALSO BE USED IF APPROVED BY THE ARCHITECT/ENGINEER.
4. LOCATE ONE HURRICANE ANCHOR TIE PER TRUSS / JOIST (UNO).
5. PROVIDE BRACING OF JOISTS ACCORDING TO TR-1202 HIB-31.
6. CONTRACTOR SHALL SUBMIT TO ARCHITECT FOR APPROVAL AN ALTERNATIVE ROOF FRAMING LAYOUT TO MEET ARCHITECTURAL AND STRUCTURAL REQUIREMENTS AS SHOWN IN THIS SET.

SNOW LOAD 30 PSF
WIND LOAD 30 MPH EXPOSURE B

STRUCTURAL NOTES

GARAGE RECONSTRUCTION

1803 KENYON ST, NW, WASHINGTON DC 20010-2618
CONSTRUCTION DOCUMENTS

DATE: SEPTEMBER 2012

SCALE: NTS

REVISIONS

DESIGN	YKG
DRAWN	LK
CHECK	YKG
ISSUE	

CONTRACT NO.

1211-G

FILE NAME

1211A60G

SHEET NO.

3 OF 5

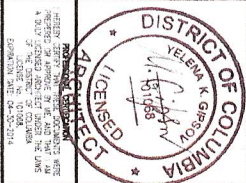
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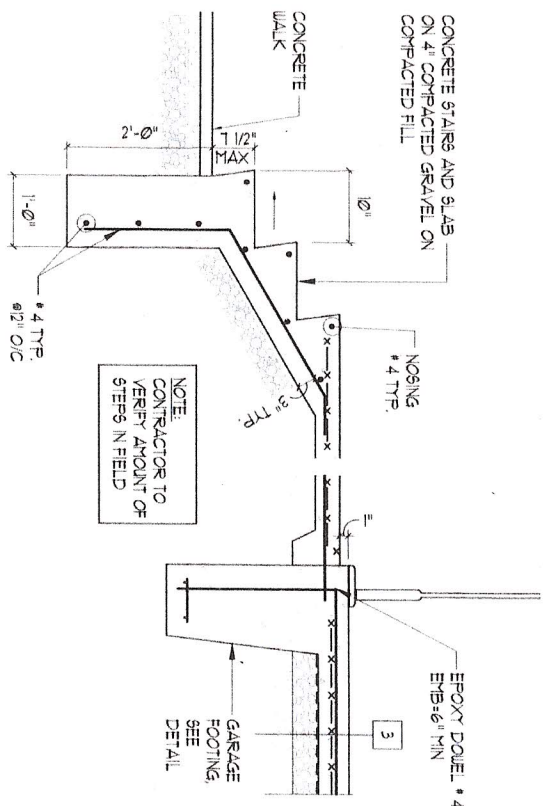
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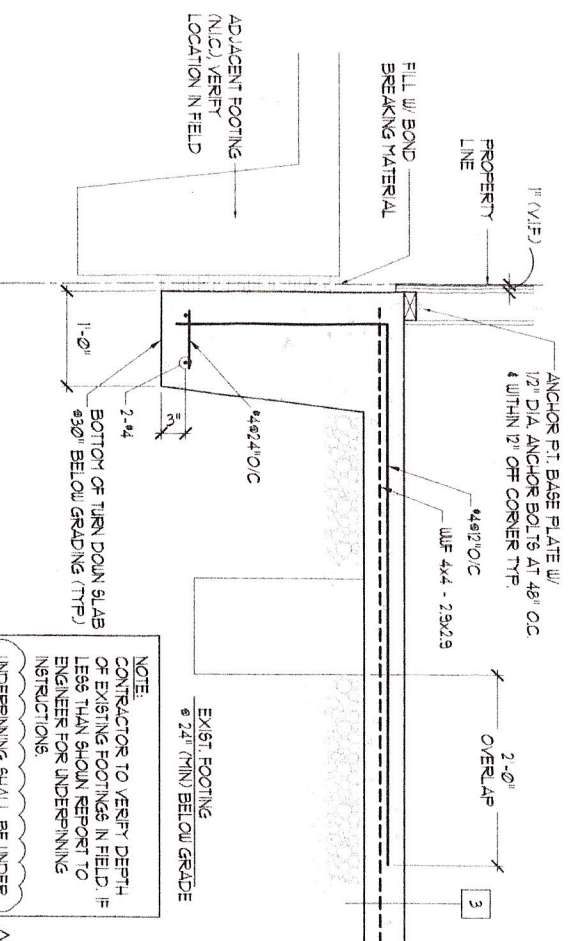


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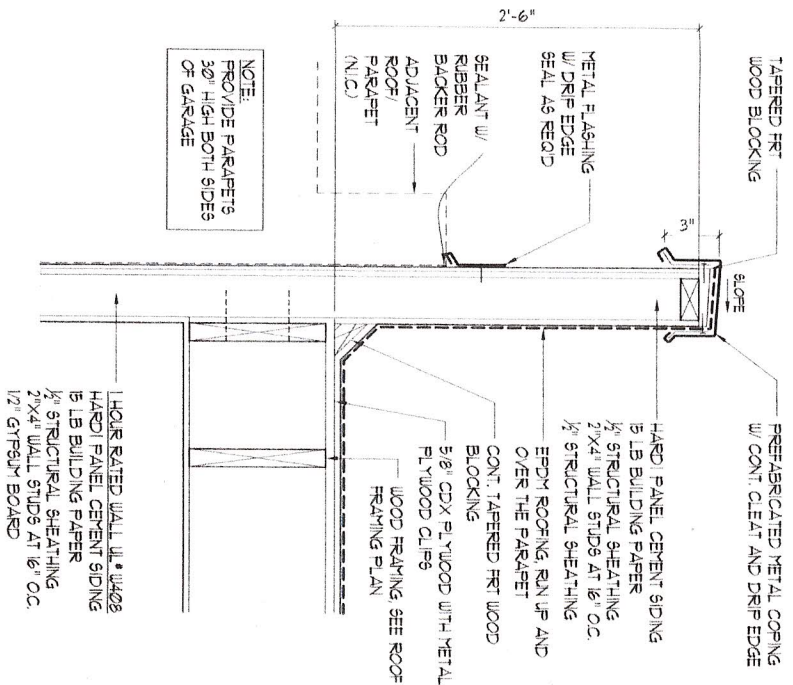
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1
DETAIL
SCALE: 3/8" = 1'-0"



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

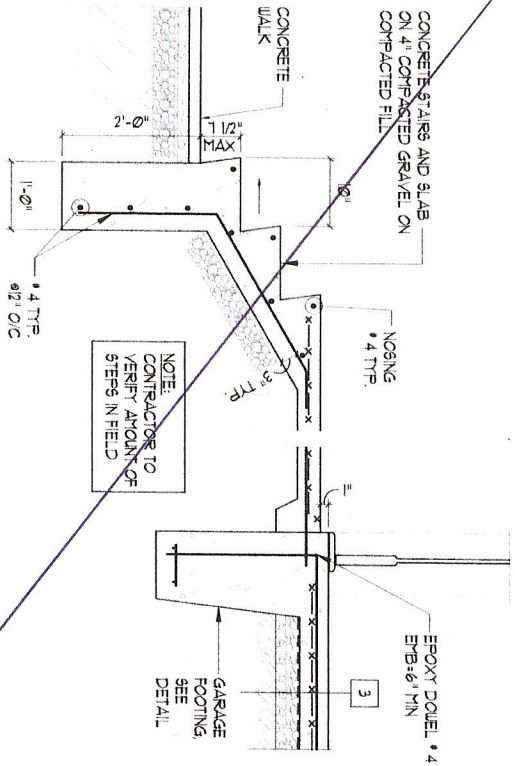


3
PARAPET DETAIL
SCALE: 1 1/2" = 1'-0"

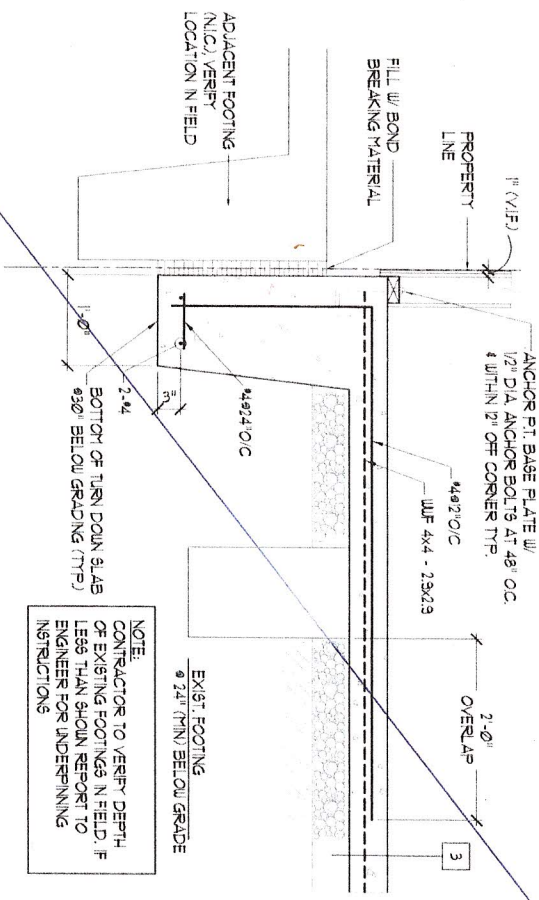
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REVISIONS DC COMMENTS DESIGN YKG DRAW LK CHECK YKG APPR		DETAILS GARAGE RECONSTRUCTION 1803 KENYON ST, NW, WASHINGTON DC 20010-2618 CONSTRUCTION DOCUMENTS DATE: SEPTEMBER 2012 SCALE: AS SHOWN		ARCHITECTS & ENGINEERS 696 9TH AVE, WOODS HAVEN CT 06424 TEL: 860-366-1111 FAX: 860-366-1112 WWW.VAAB-ENGINEERING.COM		DISTRICT OF COLUMBIA PROFESSIONAL ENGINEER 101068 11-16-12		VAAB INTERNATIONAL ENGINEERING	
FILE NAME 1211ASOG SHEET NO. 5 OF 5		CONTRACT NO. 1211-G		DESIGNER YKG		CHECKER YKG		APPROVER YKG	



1 DETAIL
SCALE: 3/8" = 1'-0"



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

NOTE:
CONTRACTOR TO VERIFY DEPTH OF EXISTING FOOTINGS IN FIELD. IF LESS THAN SHOWN REPORT TO ENGINEER FOR UNDERPINNING INSTRUCTIONS

EXIST. FOOTING
6" (MIN) BELOW GRADE

VOID

DETAILS

GARAGE RECONSTRUCTION
1809 KENYON ST, NW, WASHINGTON DC 20010-2618
CONSTRUCTION DOCUMENTS

DATE: SEPTEMBER 2012 SCALE: NTS

REVISIONS

DESIGN	YKG
DRAWN	LK
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CONTRACT NO.
1211-G

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5 OF 5

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