

1808 Kilbourne Pl NW - Garage

Washington DC 20010

Hoffland
Architects

1810 Kilbourne Place NW
Washington, DC 20010
202.234.7795
erik@erikhoffland.com



SCOPE OF WORK

- NEW ALLEY GARAGE & ROOF DECK

PROJECT TEAM

OWNER

IAN HOFFMAN & JULIA OLIVER
1808 KILBOURNE PLACE NW
WASHINGTON DC 20010

ARCHITECT

HOFFLAND ARCHITECTS PLLC
1810 KILBOURNE PLACE NW
WASHINGTON DC 20010
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erik@erikhoffland.com

CONTRACTOR

TBD

DRAWING INDEX

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ZONING DATA

ZONING DISTRICT RF-1
SQUARE 2599
LOT 0066

USE

EXISTING: R-1 SINGLE FAMILY
PROPOSED: R-1 SINGLE FAMILY

LOT OCCUPANCY

AREA	2205 SF	
FOOTPRINT ALLOWED	1323 SF (60%)	
	EXISTING	PROPOSED (no change)
HOUSE	1122 SF	1122 SF
TOTAL	1122 SF	1122 SF (51%)

GROSS FLOOR AREA	EXISTING	ADDITION	PROPOSED
CELLAR	n/a	n/a	n/a
FIRST FLOOR	921 SF	n/a	921 SF
SECOND FLOOR	921 SF	n/a	921 SF
THIRD FLOOR	921 SF	n/a	921 SF
TOTAL	2763 SF	0	2763 SF

BUILDING/FIRE CODE DATA

BUILDING CODE

INTERNATIONAL RESIDENTIAL CODE 2015
INTERNATIONAL EXISTING BUILDING CODE 2015
INTERNATIONAL PLUMBING CODE 2015
INTERNATIONAL MECHANICAL CODE 2015
INTERNATIONAL FUEL GAS CODE 2015
INTERNATIONAL FIRE CODE 2015
INTERNATIONAL ENERGY CONSERVATION CODE 2015
NFPA NATIONAL ELECTRICAL CODE 2014
ASHRAE 90.1 - 2013
DCMR TITLE 12 CODE SUPPLEMENT - 2017

CONSTRUCTION TYPE VB

AREA OF WORK

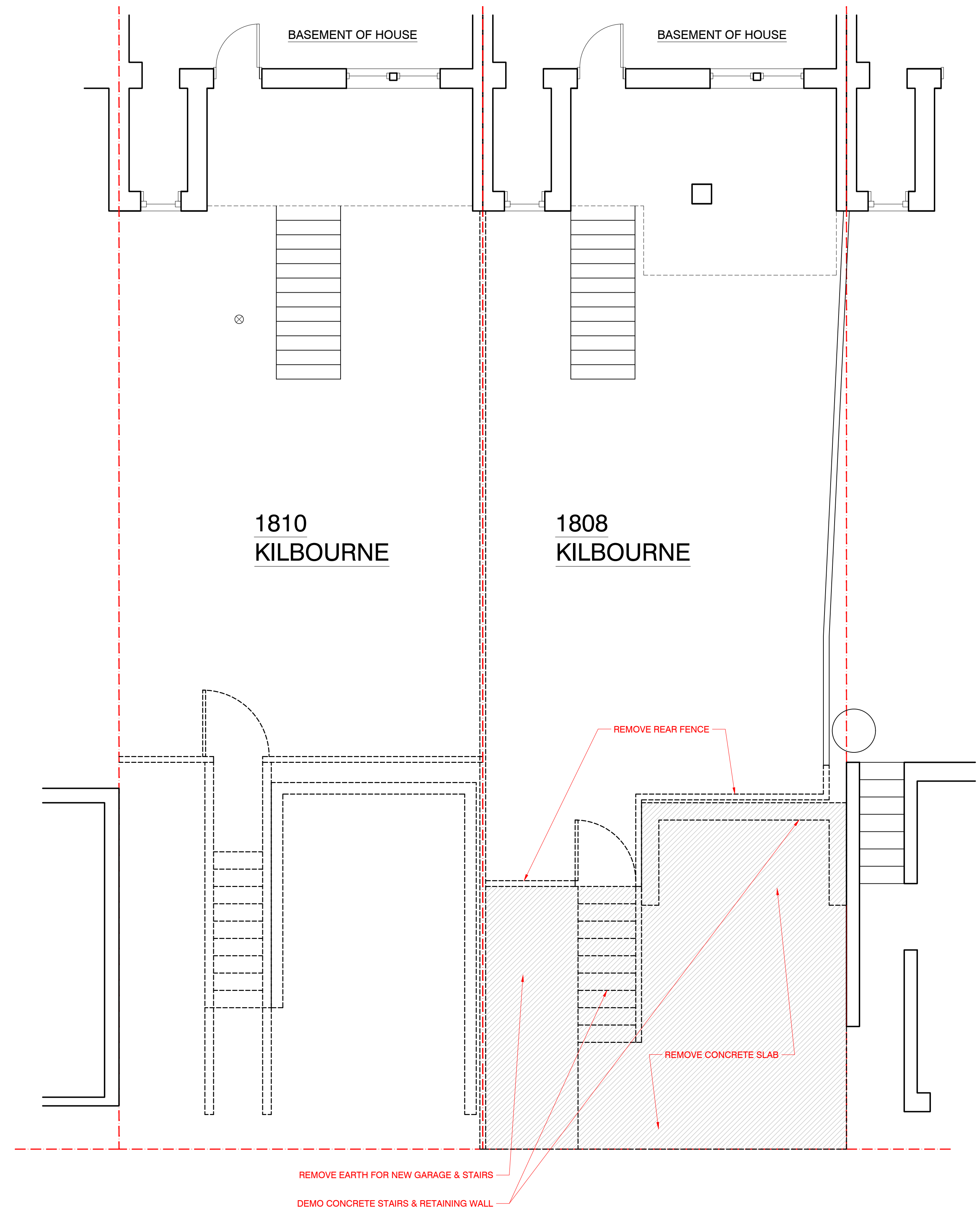
GARAGE	380 SF
STAIRS	77 SF
TOTAL	457 SF

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issued
Schematic Design 07.07.2025
PERMIT 10.03.2025

COVER SHEET

0001
Zoning Adjustment
District of Columbia
CASE NO. 21480
EXHIBIT NO. 13



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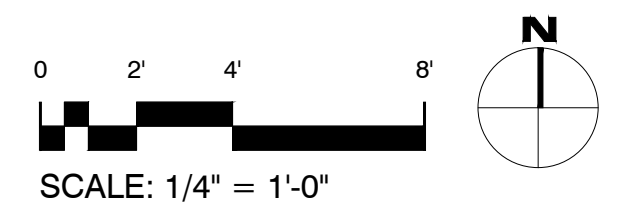


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REAR ALLEY

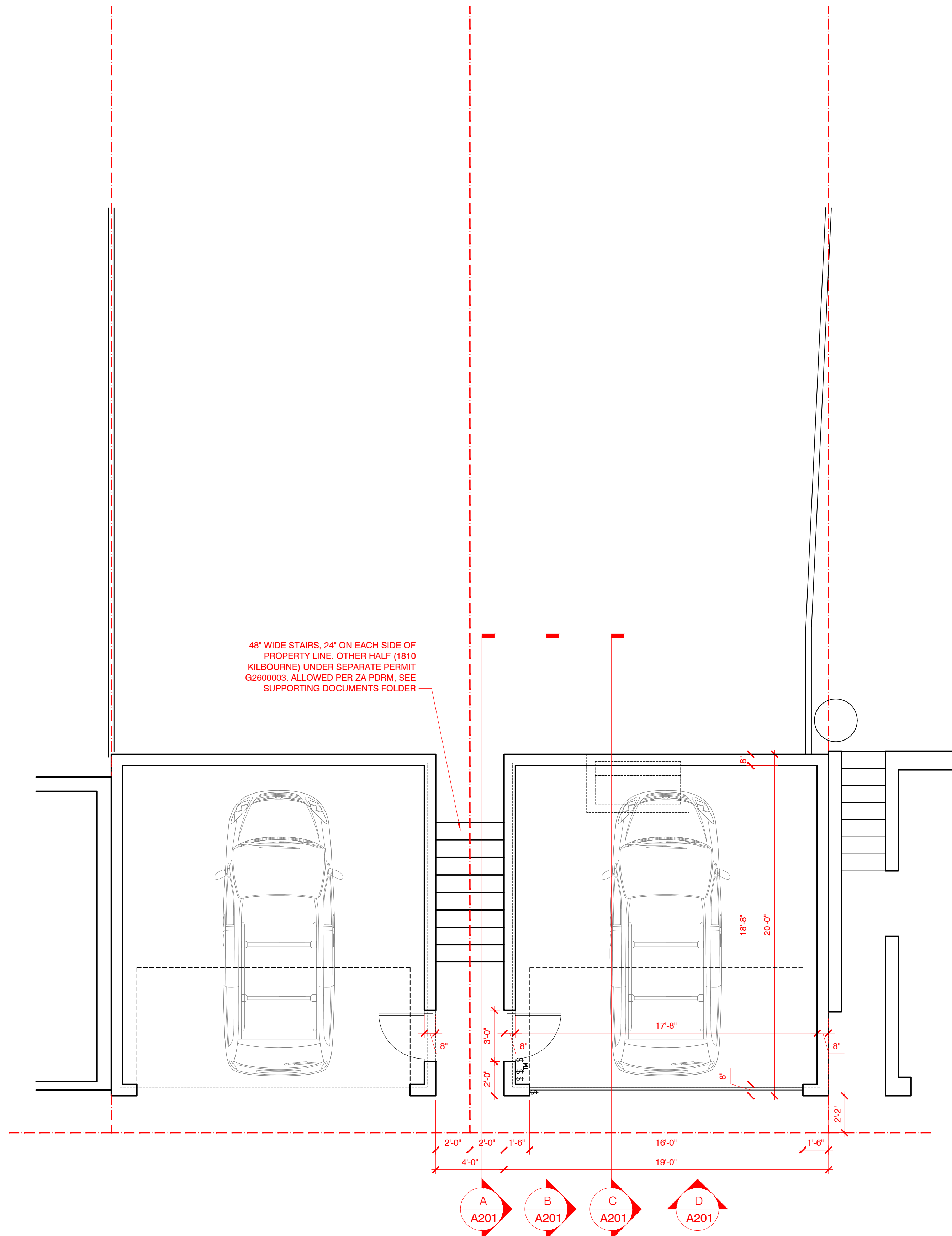


SCALE: 1/4" = 1'-0"

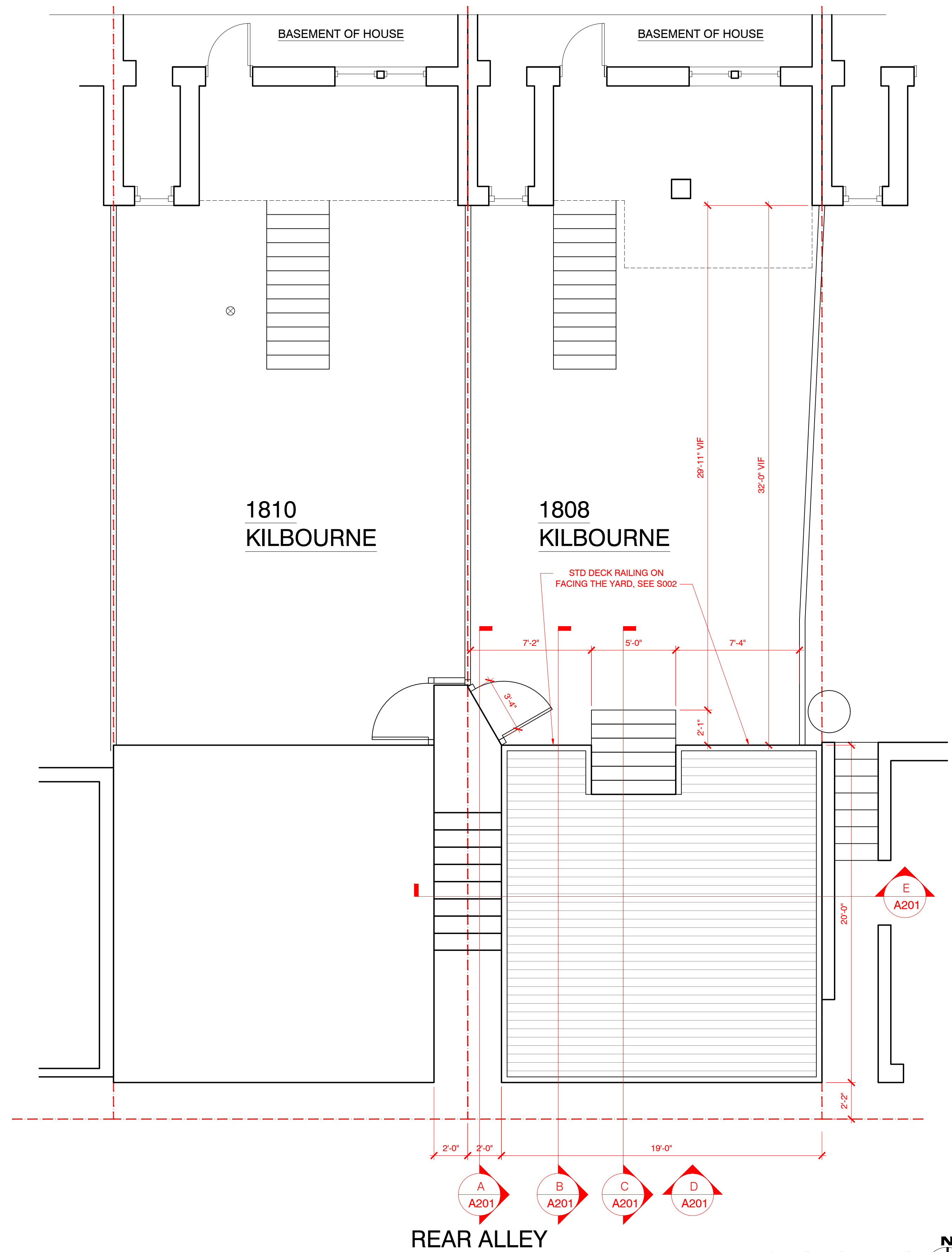
2 REAR YARD LEVEL - DEMOLITION
1/4" = 1'-0"

DEMOLITION PLANS

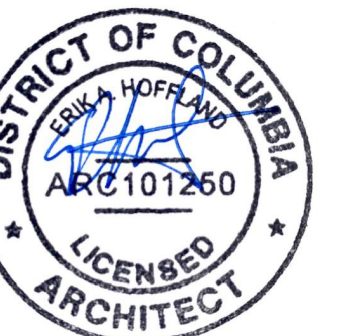
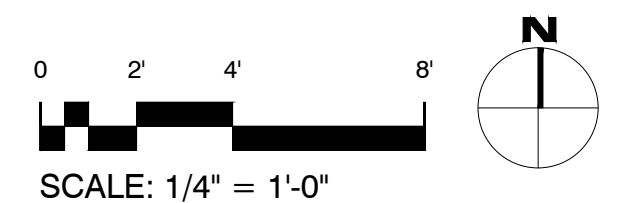
D100



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



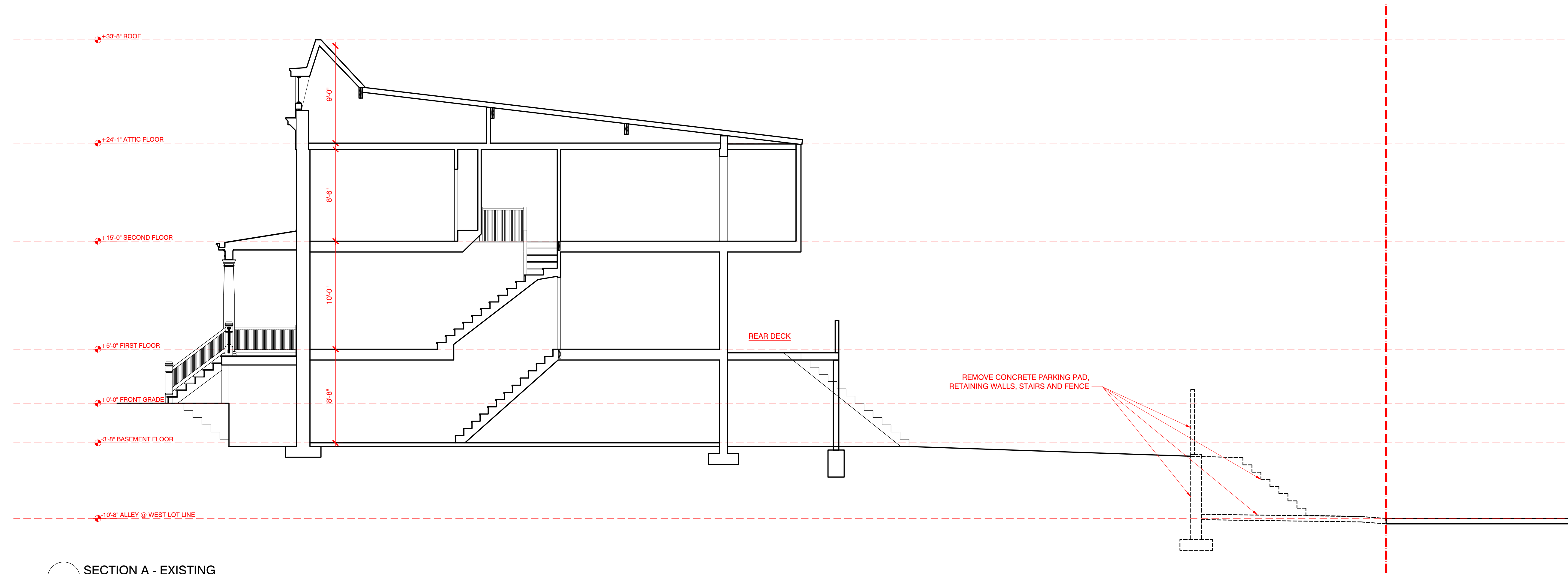
2 REAR YARD / GARAGE ROOF PLAN - PROPOSED
1/4" = 1'-0"



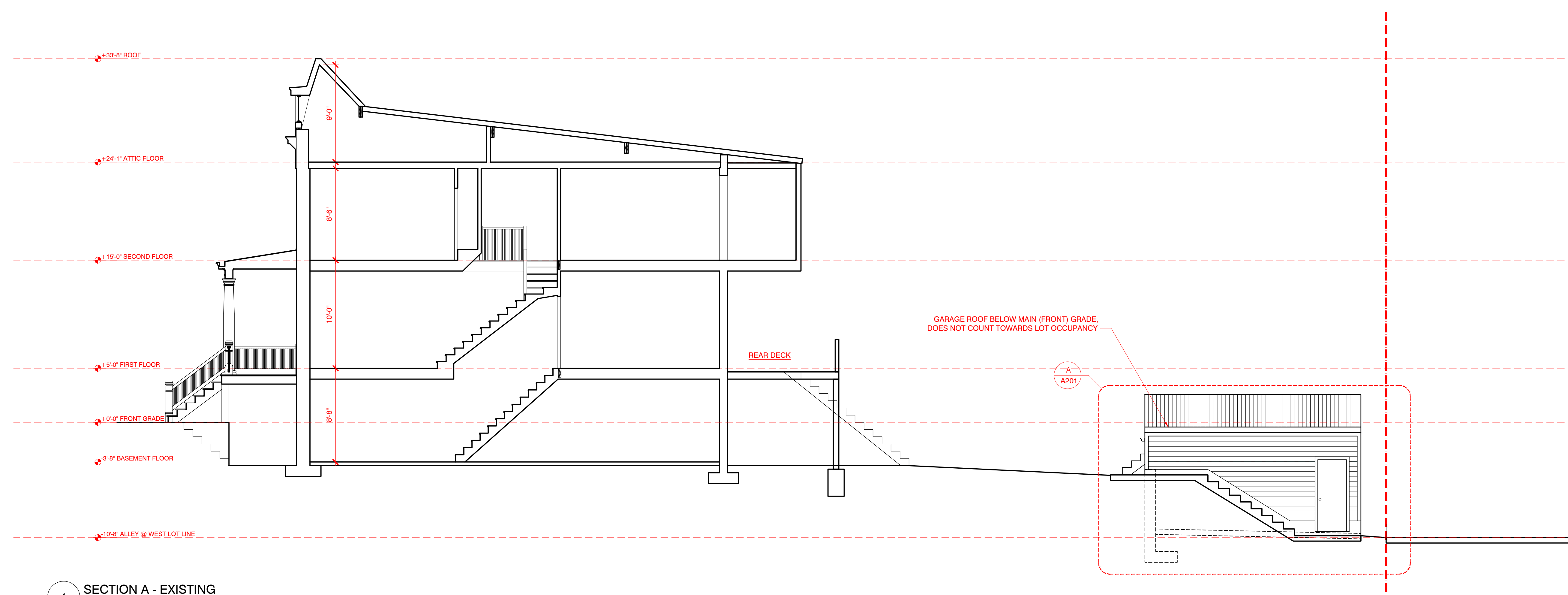
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1 SECTION A - EXISTING
1/4" = 1'-0"



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1/4" = 1'-0"

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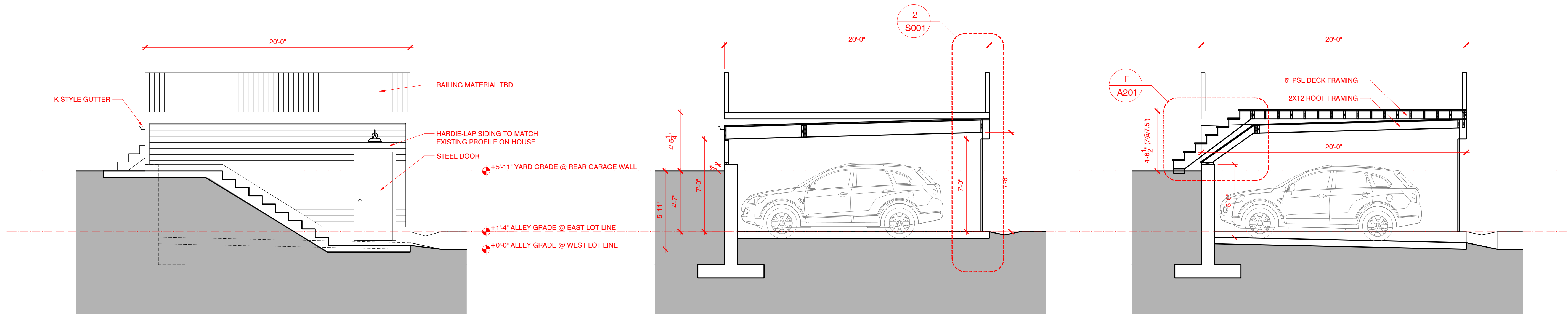


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SITE SECTIONS

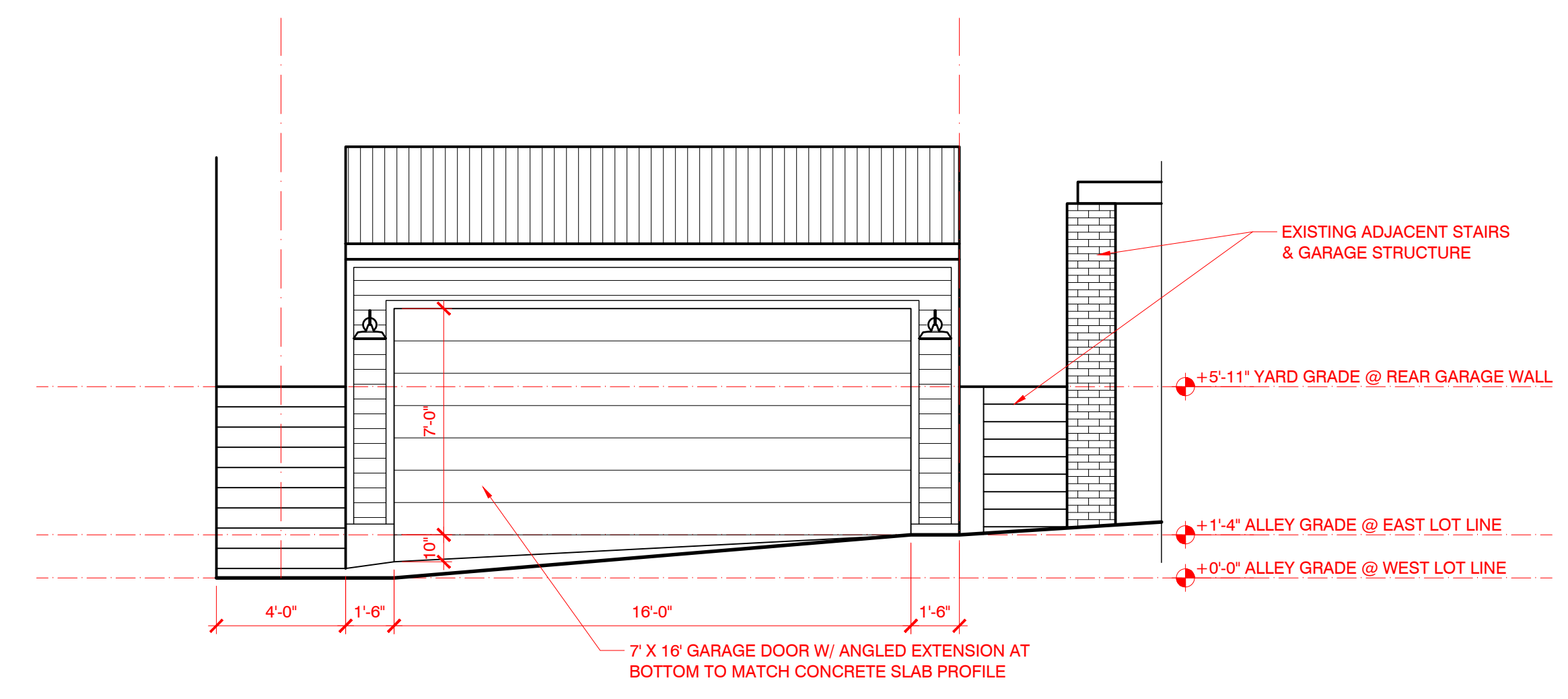
A200



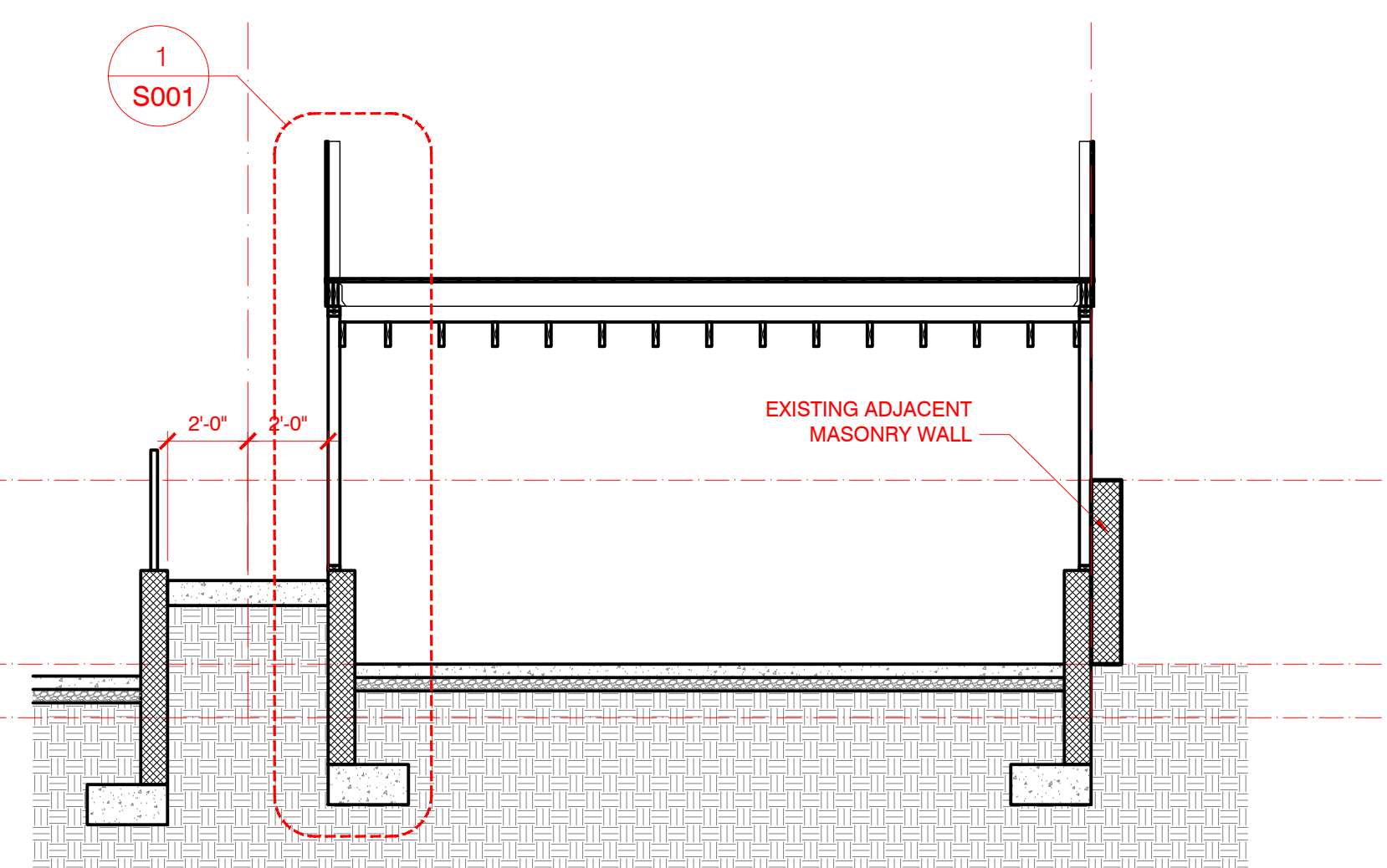
A SECTION A
1/4" = 1'-0"

B SECTION B
1/4" = 1'-0"

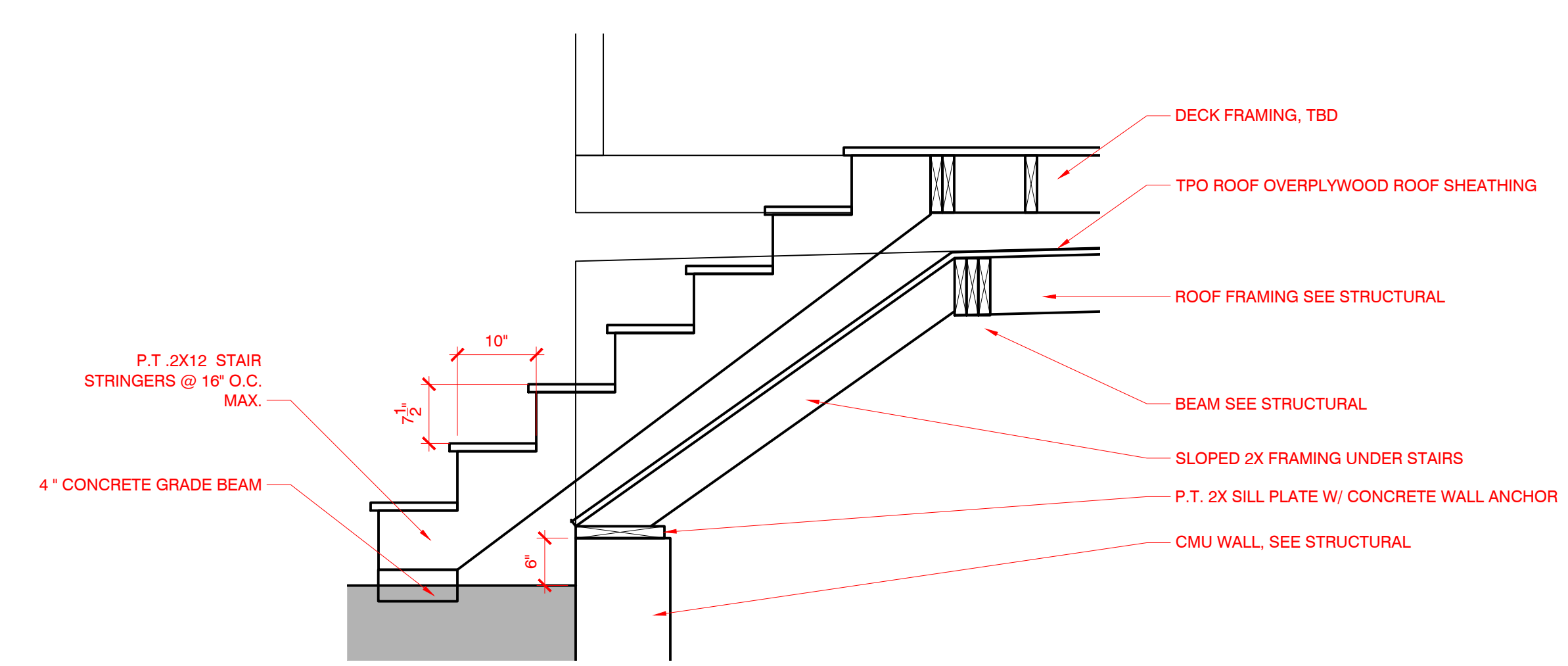
C SECTION C
1/4" = 1'-0"



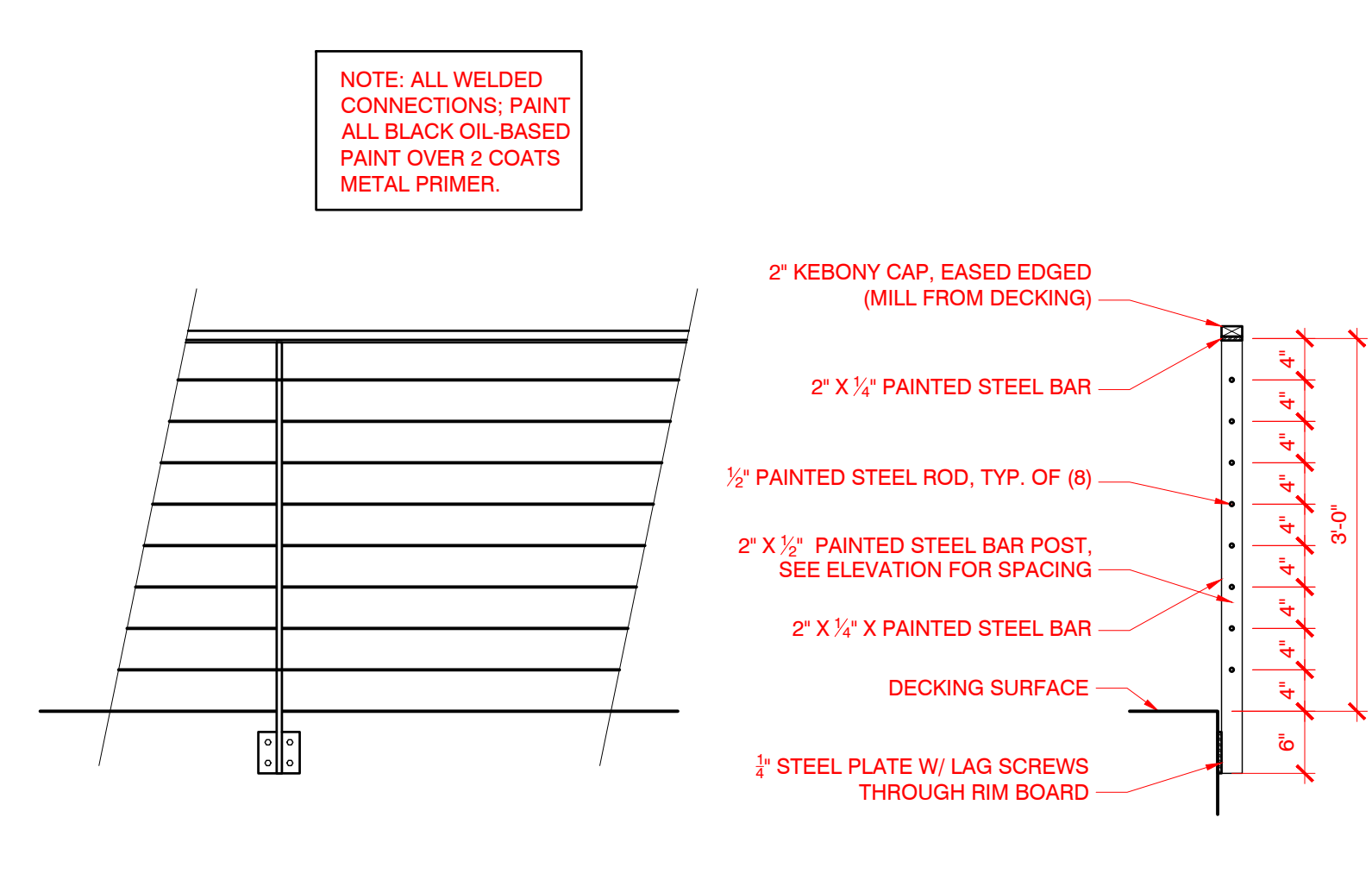
D ELEVATION D
1/4" = 1'-0"



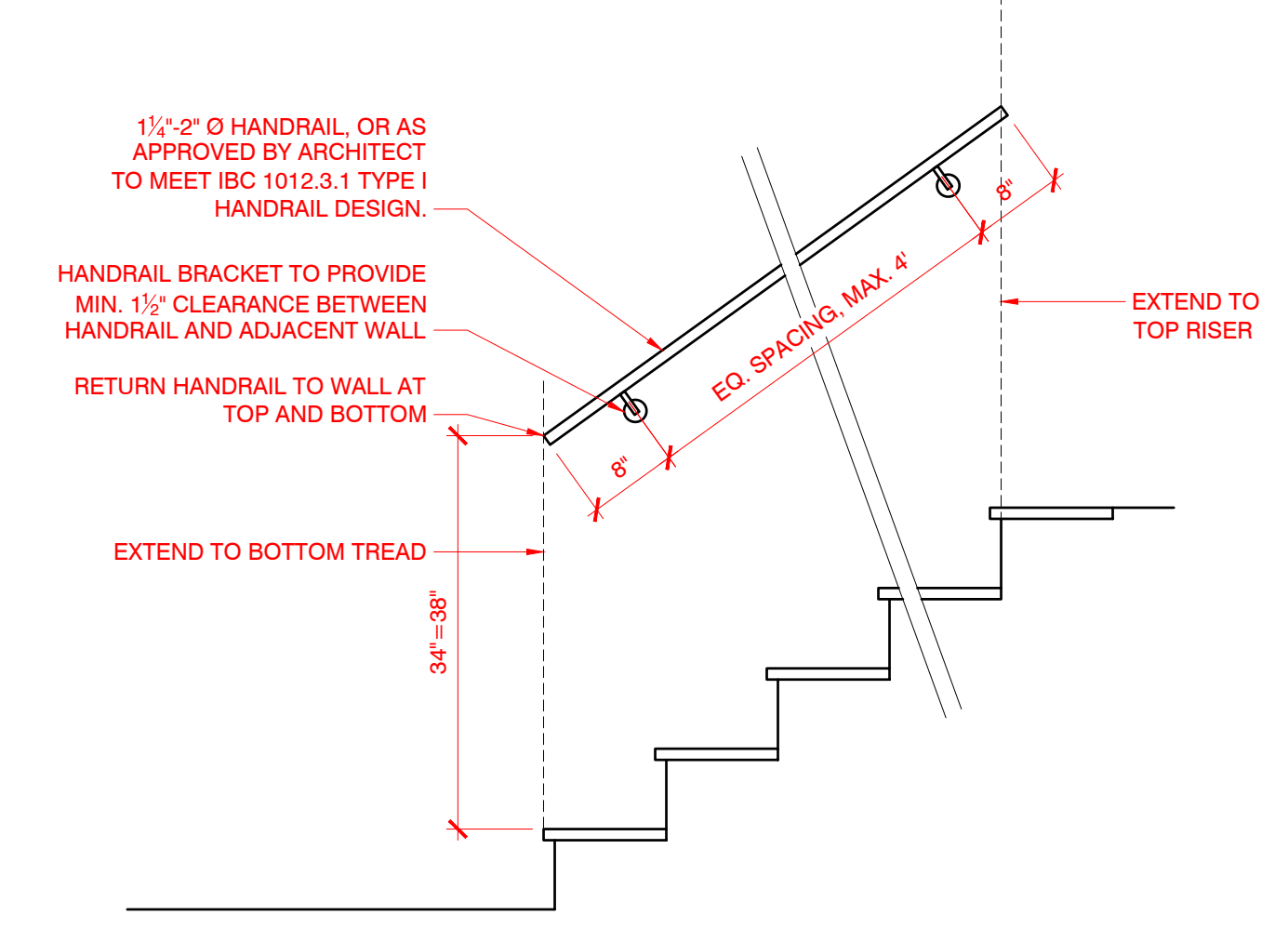
E SECTION E
1/4" = 1'-0"



F SECTION DETAIL
3/4" = 1'-0"



ELEVATION
1 LOW METAL FENCE/GUARDRAIL DETAILS
3/4" = 1'-0"



2 TYPICAL HANDRAIL DETAIL
3/4" = 1'-0"

NOTE: ALL WELDED CONNECTIONS; PAINT ALL BLACK OIL-BASED PAINT OVER 2 COATS METAL PRIMER.



STRUCTURAL GENERAL NOTES:

1. LIVE LOADS:

- a. Ground snow load 30 PSF
- b. Residential area loads 40 PSF
- c. Wind speed of 90 mph with 3 second gust

2. DESIGN CODES & STANDARDS:

- A. ACI 318 Building Code Requirements for reinforced concrete.
- B. AISC Specification for the design, fabrication and erection of structural steel for buildings .
- C. NDS National Design Specification for Wood Construction.

3. FOUNDATIONS:

- A. Footings are designed to bear on original soil with a bearing value of 1500 PSF.
- B. All bearing values shall be verified by prior to placement of the concrete.

4. Excavation & Backfill:

- A. Do not backfill against walls retaining earth until concrete has obtained its 28-day strength. In the case of basement walls, the walls shall be braced or the floors framing into such walls shall be completed and cured.
- B. Backfill shall be placed in 12" deep loose layers and compacted to 95% dry density in accordance with ASTM D698.

5. CAST-IN-PLACE CONCRETE:

- A. Construction shall be in conformance with the applicable sections of ACI 301, "Specifications for Structural Concrete for Buildings."
- B. Concrete shall have a minimum compressive strength of 4000 PSI at 28 days, unless noted otherwise
- C. All concrete shall be placed with a slump of 4" +/- 1/2"
- D. All concrete shall be normal weight, unless noted otherwise.
- E. All concrete exposed to weather shall have 6% air entrainment.
- F. Concrete cover to reinforce shall be:
 - Slabs..... 3/4", do not pour slab directly on grade
 - Footings..... 3"

6. REINFORCEMENT:

- A. Reinforcing bars shall be deformed bars conforming to ASTM A-615, Grade 60 (Fy=60ksi).
- B. Welded wire mesh shall conform to ASTM A-185. Lap edges of wire mesh at least 6" in each direction.
- C. Bar supports and accessories shall be in accordance with pertinent ACI Manuals, all reinforcement shall be positively located and secured in position before concrete pour begins.

7. Structural Steel:

- A. All structural steel including clip angles, plates, etc., shall conform to ASTM A36, unless noted otherwise
- C. All steel exposed to weather shall receive one shop coat of paint.

8. Lumber:

- A. Dimensioned lumber shall be Hem-Fir, Douglas Fir, or Spruce-Pine-Fir with min. Fb= (1200 PSI) (R.M.U.), min. Fv= (70 PSI) min., E = (1,400,000 PSI) and a maximum moisture content of 19%, as certified by an NFPA Approved Agency. All exposed wood shall be pressure treated.
- B. Micro-Lam lumber shall have min. Fb = (2800 PSI) and min. Fv = (285 PSI) E=1,900,000 PSI with dressed size dimensions not less than those shown in plan.
- C. Plywood shall be (3/4") APA Approved T&G.
- D. Provide 16 Gage joist hangers or angle clips to all joist connections where there is no direct bearing support.
- E. Nail all multiple 2x beams columns together with minimum 10d nails at 12" OC staggered.
- F. Nail all multiple micro-lam beams together with minimum 2 rows of 16d at 12" OC unless otherwise noted.
- G. Provide blocking between all joists at bearing.
- H. Provide bridging at center span of joists or intervals not exceeding 8 feet.
- I. Space members at 16" OC unless noted otherwise.
- J. All plywood, floor and roof, to be glued and nailed.
- K. Joist hangers shall have a capacity of 120% of the allowable uniform load end reaction for the given span. .
- L. Provide minimum of double jack and one king stud at each end of beams and headers unless otherwise noted.

9. Masonry:

- A. Concrete masonry units shall be hollow load bearing units (ASTM C90) Grade N-1 with a net strength of 2000 PSI and FM-1350 PSI.
- B. All Joints to be filled solid with mortar.
- C. Mortar to comply with ASTM C270 (Type M or Type S).
- D. 9 Gage (Truss-Type/Ladder Type) Reinforcement shall be Provided in all masonry walls at a maximum of 16" OC. (Every other course) unless otherwise noted. Use prefabricated L's and T's at all corners and intersections. Reinforcement shall be lapped at a minimum of 12".
- E. Grout for masonry shall be 2500 PSI pea gravel concrete with a slump of 9". Height of pour shall be limited to 32" maximum. Grout shall be placed within 1 1/2 hours after water is first added to mix. Grouting shall be done in a continuous pour. It shall be consolidated by rodding or vibrating during placement and then reconsolidated after excess moisture has been adsorbed. All reinforced masonry shall be in accordance with ACI. All bar laps shall be 2'-0", unless noted otherwise.

10. Masonry Lintels:

- A. All lintels for masonry walls shall be as follows unless otherwise shown or noted in the drawings.
- 1. Steel angle lintels:
 - Spans less than 6'-0" shall be 1'-4"x3 1/2"x5/16" angle for each 4" of wall thickness. Spans to 7'-0" shall be 1'-6"x3 1/2"x5/16" angle for each 4" of wall thickness. Lintel angles shall have a minimum end bearing of 6", but not less than one inch of such bearing for each foot of opening width.

11. EXISTING CONDITIONS:

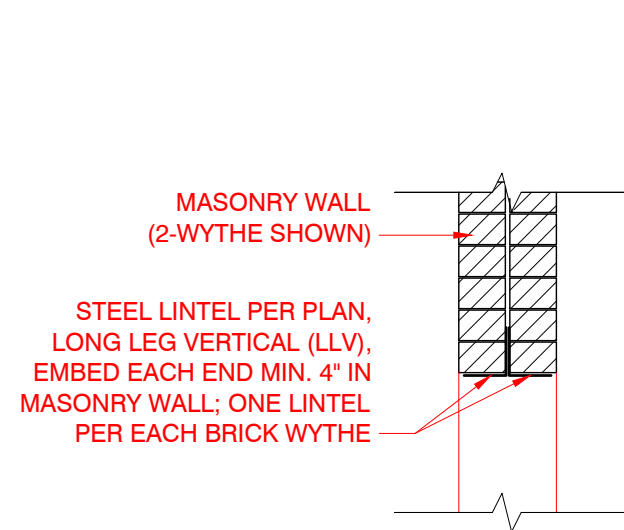
- A. All existing beams, columns, lintels, angles and joists to remain intact unless specifically noted to be removed by most recent demolition documents or otherwise noted on these drawings.
- B. Information provided on these drawings related to existing is based on available design documents and field observation. Contractor to contact structural engineer upon discovery of any discrepancy between contract drawings and actual existing conditions.
- C. The portions of the building that are shown to be structurally modified have been designed in accordance with recognized engineering practice. However, we cannot assume responsibility for any damage that may arise for any portion of the building not redesigned, altered or constructed under this set of design drawings or of deficiencies in the condition of the building prior to renovation.

12. FIELD VERIFICATION:

Contractor shall field verify all dimensions prior to fabrication of structural components.

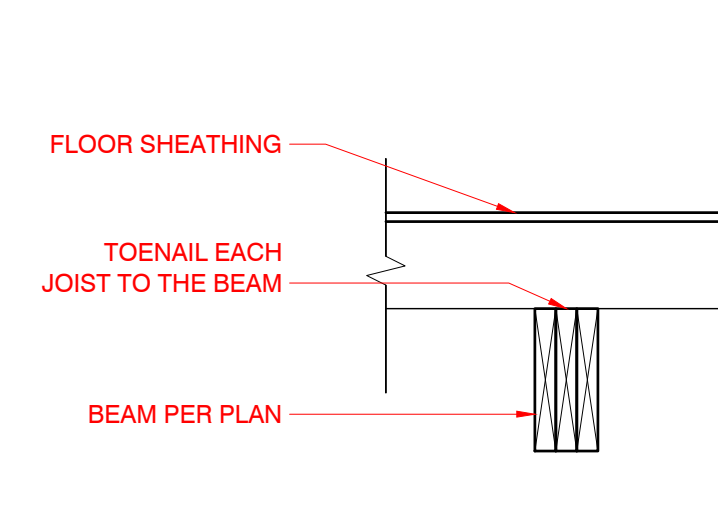
13. TEMPORARY SHORING:

Contractor is responsible to provide temporary shoring as needed.



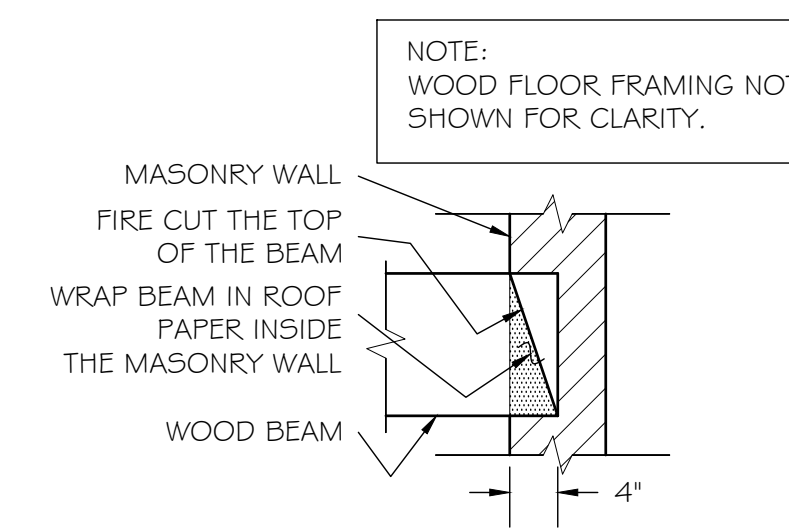
Typical Steel Lintel Masonry Opening Detail

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



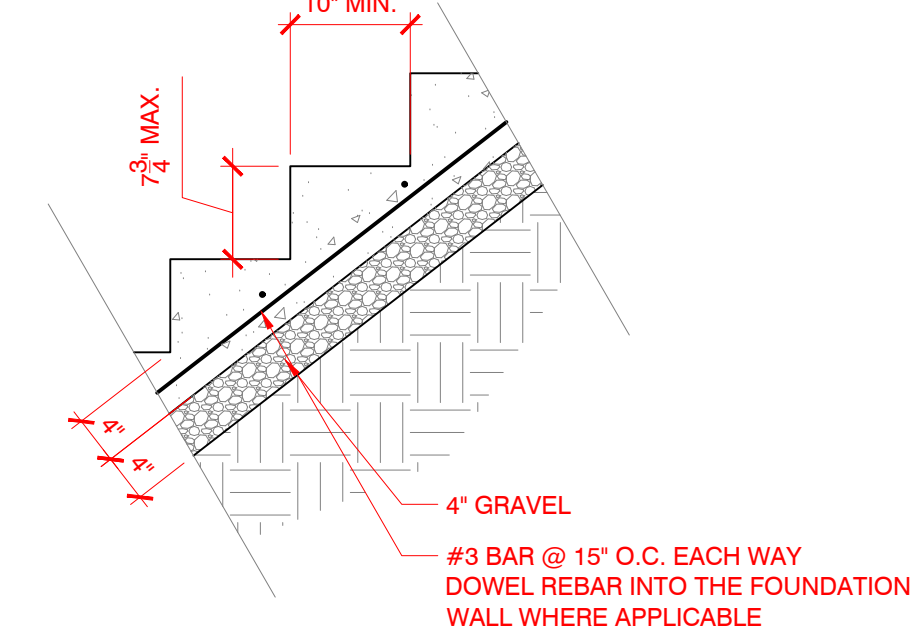
Typical Wood Beam to Joist Detail

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



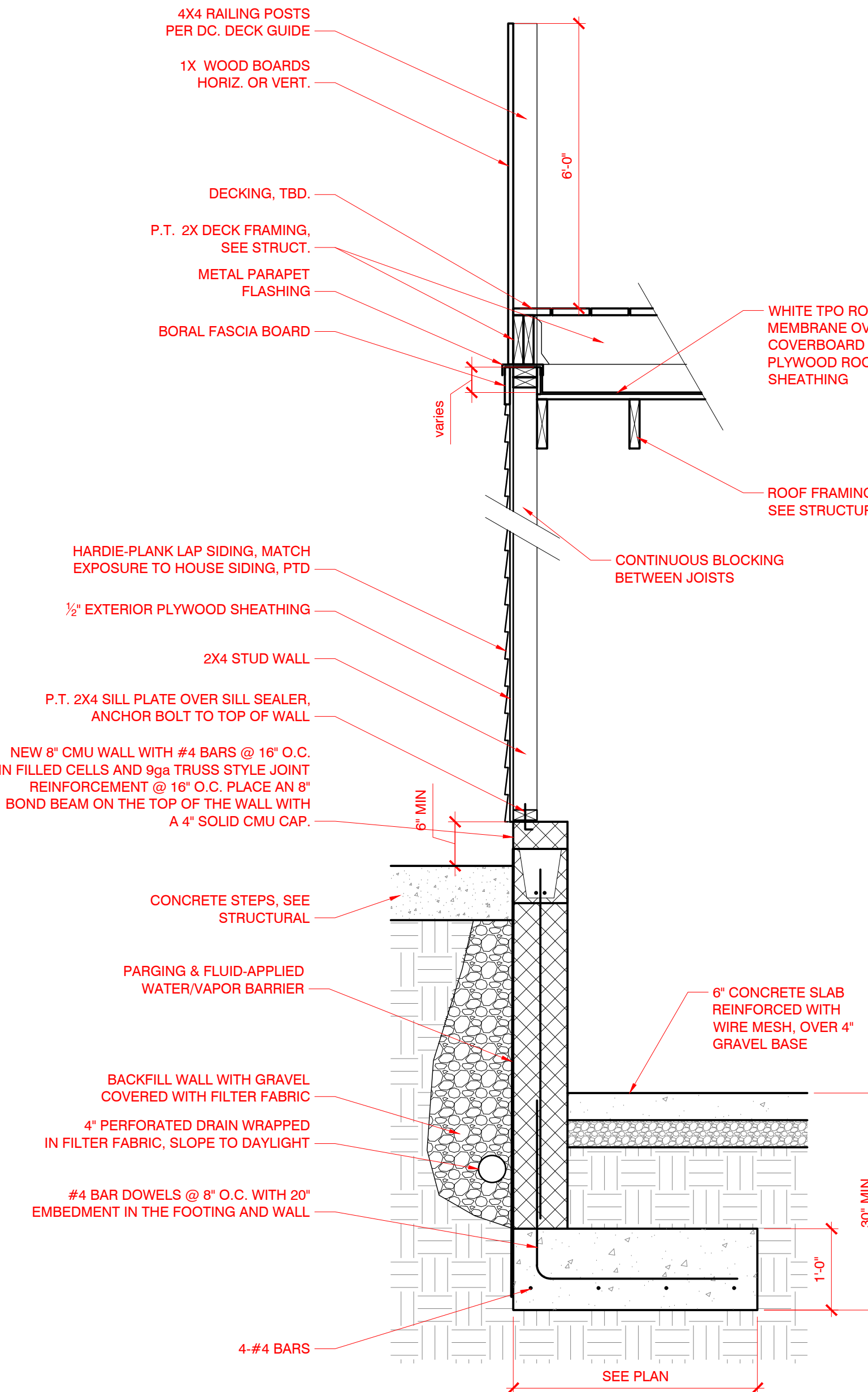
Typical Wood Beam/Joist Brick Wall Detail

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



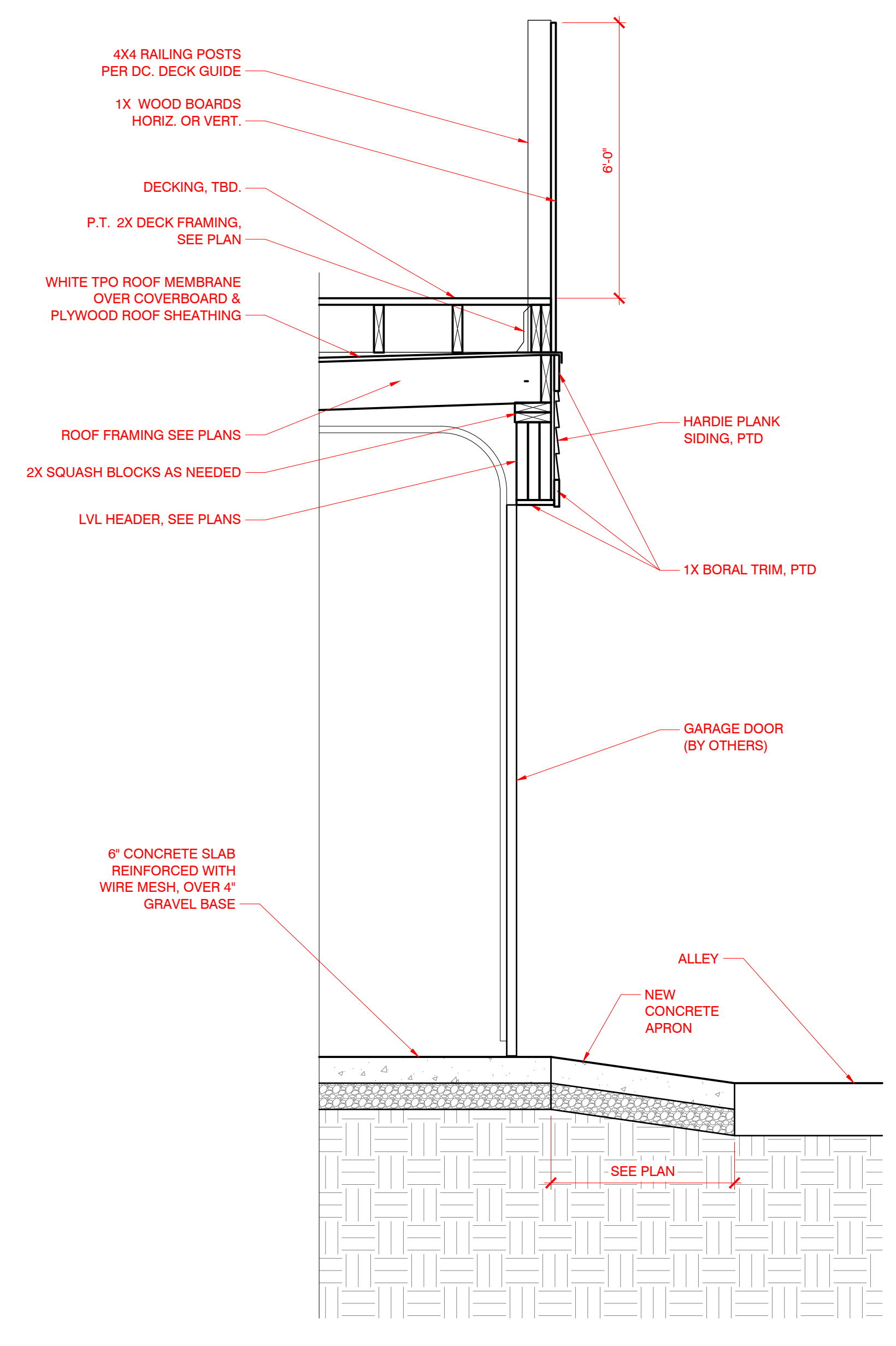
Typical Slab on Grade Concrete Stair Detail

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



1. FOOTER/WALL/ROOF SECTION DETAIL

3/4" = 1'-0"



2. FOOTER/WALL/ROOF SECTION DETAIL

3/4" = 1'-0"

