

DRAWING INDEX	
SHEET NO.	SHEET NAME
GENERAL	
CS	COVER SHEET
ARCHITECTURAL	
A1	Porch Plan @ Rear of The Building
A2	Building Elevations
STRUCTURAL	
S1	Post & Beam Locations, Stud Plan
S2	Joist Locations, Roof Framing Plan
S3	Roof Plan, Porch Section
S4	Eave Details

Scope of Work
Installation of Porch at the rear of the building.

10 . Contractor shall be responsible for making the plumbing mechanical, electrical, and building security system fully operational. Provide additional lighting fixtures, electrical outlets and switches, and plumbing as shown on installation for the intended occupancy.

11. Verify all existing conditions and dimensions prior to starting the work. Contractor shall be responsible for the inclusion of all required work necessary for a complete installation whether such work is or is not indicated on the drawings.

12. Do not Scale the drawings. Where dimensions between small and detail drawings differ, detail dimensions shall govern.

13. Before beginning work at the site, where possible, and throughout the course of the work, inspect and verify the location and condition of every item affected by the work under this contract and report discrepancies to architect before doing work related to that being inspected.

14. The architectural drawings show principal areas where work must be accomplished under the contract. Incidental work may also be necessary in areas not shown on the architectural drawings due to changes affecting existing mechanical, electrical, plumbing, or other systems. Such incidental work is also a part of this contract. Inspect those areas, and ascertain work needed, and do that work in accord with the contract requirements, at no additional cost. Trade, product, or manufacturer's names or catalog establish quality required. In each case add, by inference, after trade, product, or manufacturer's name, the phrase "or approved equal." Trade, product or manufacturers names or catalog numbers, and indications of product types , such as "glass fiber insulation," shown on the drawings for existing products are believed to be accurate. if they are discovered inaccurate, notify architect immediately and do not proceed without instructions. Determine location of partitions not dimensioned by their relation to column face or center, window jam or mullion, or other similar fixed item.

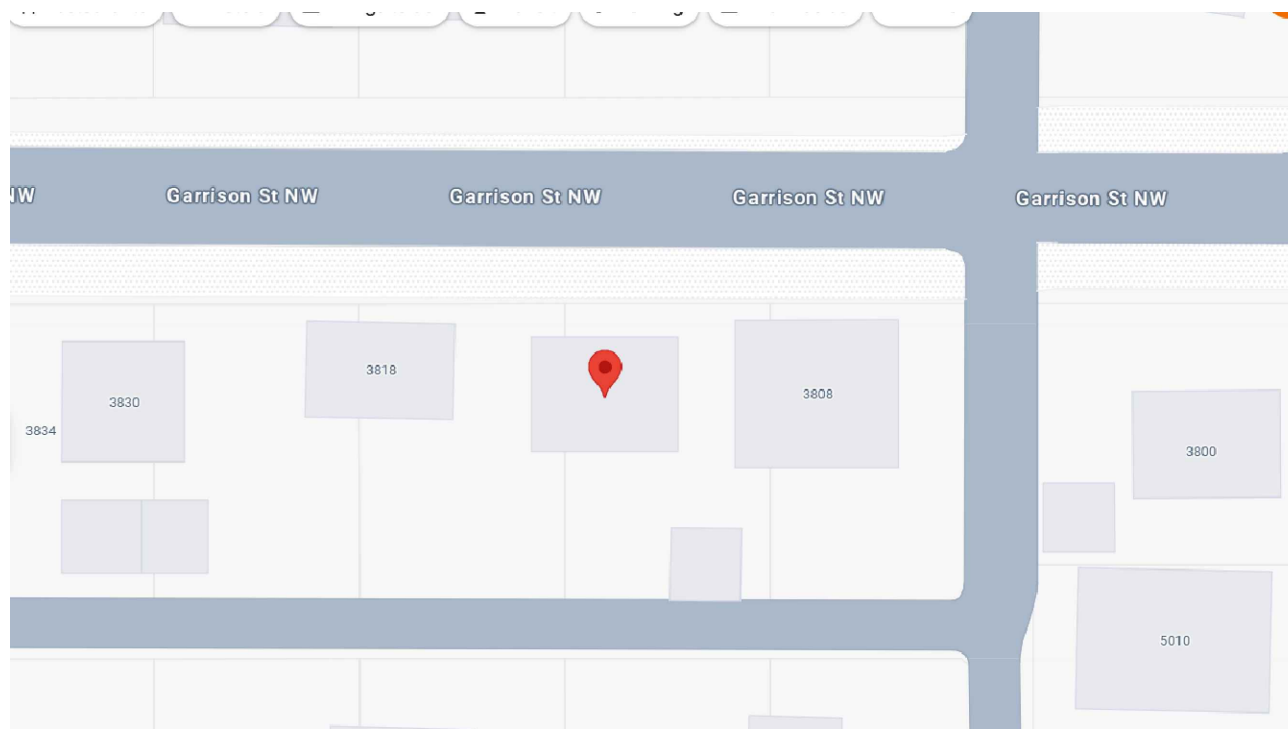
15. Furr to conceal horizontal ducts and pipes passing through new ceiling. Use gypsum board for such furring.

16. Junctions between existing masonry walls, new masonry wall and patched or extensions shall be made to clean-cut lines or neatlytoothed in.

17. All floor areas must be made level.

CODE ANALYSIS

APPLICABLE CODES:	
	2017 DCDC-2015 IRC & 2017 DCMR 12B Supplement
	2017 DCEBC-2015 & 2017 DCMR 12J Supplement
	2017 DCECC-2015 IECC with 2017 DCMR 12I Supplement



Structural notes

- All work and materials to comply with the requirements of the 2018 IBC code with the DOB Code Chapter 8-Buildings.
- Code: the following design standards are applicable by reference:
ACI 530-99/ASCE 5-99 Building Code Requirements for Masonry Structures.
AITC- Timber Construction Manual - Fifth Ed.
ACI 318-95 Building code requirements for reinforced concrete
AISC - Manual of steel construction Ninth Ed.
- Foundations: footings, underpinning and slab on grades are designed to bear on native soil type SM or SC with an allowable bearing pressure of 1500 psf. A qualified Soiling-bearing inspector prior to placement of concrete shall verify all bearing values.
- Structural Steel:
 - All structural steel, including detail material shall conform to ASTM a572 Fy = 50ksi, U.N.O.
 - All structural tubing shall conform to ASTM A500, grd.B
 - All steel pipe shall be ASTM A53, type E or S, grade B
 - All welders shop and field, shall be certified. Use E70xx electrodes only
 - All steel exposed to weather and exterior masonry support shall receive one shop coat of corrosion-inhibiting primer.
 - Detailing, fabrication and erection shall be in accordance with AISC. Adequately brace all steel against lateral loads during erection.
 - All exterior structural steel shall receive rust preventative paint.
- Connections:
 - All beams connections shall be simple shear connections, U.N.O Where no reaction is provided, the beam shall be assumed to carry 120 % of the allowable uniform load in Kips for beams laterally supported, as given in the AISC steel construction manual.
II. Except as noted, all fasteners shall be ¾" diameter ASTM A325 bolts, designed to act in bearing type connections with threads included.
- Lumber:
 - Lumber shall be SPF #2 with a min. FB = 875psi Min. Fv = 135psi and min. E = 1,400,000psi.
 - LVL and PSL shall have a min. FB = 2850psi; Fv = 285psi; E= 2,000,000psi.
 - Floor decking shall be ¾" APA rated decking. Roof decking shall be 5/8" APA rated decking. Wall shall be 7/16"OSB. Glue and nail roof and floor decking to joist and rafters.
 - Exterior wood walls shall be 2x4 studs at 16" o.c. above the basement and 12" o.c. below and interior wood walls shall be 2x4 studs at 16" O.C. with a single top place and a single bottom plate. Provide solid blocking at the mid-height of each wall and at the minimum of 48" O.C vertically.
 - Provide double joist under all walls that run parallel to floor framing.
 - Nail all multiple members together per the manufacture's recommendations and at a minimum use 2-10d nails at 6" O.C staggered.
 - Provided bridging at center of all joist spans exceeding 8'-0" and at 1/3 points of all joist spans exceeding 16'-0". Provide solid blocking at all bearing points on top of walls or beams.
 - Provide solid blocking below all wood posts.
 - All posts shall have Simpson Cap and Base Plates typ.
 - All joists shall have Simpson Hangers where applicable.
 - Glue all multiple studs together. Nail together with 2-10d nails at 3" O.C Stagger the slides of the suds that the nails are driven from.
 - All lumber in contact with masonry or concrete or within 8" of soil shall be pressure treated. All lumber to conform to IRC R319 for protection against corrosion and termite damage.
 - All lumber shall be kiln dried. Store lumber on site in such a manner as to prevent the seepage of water into the wood.
 - Wood Lintels shall be as follows:
Opening ≤ 3'-0" - 2-2x6
3'-0" < Opening ≤ 5'-0" - 2-2x8
5'0"< Opening ≤ 8'-0" - 2-2x10
Greater Than 8'-0" - See Plans
- Fasteners:
 - All prefabricated angels, bearing plates, and joist hangers shall be installed per the manufacturer recommendations.
 - Follow the manufacturer recommendations for setting epoxy bolts.
 - Expansion bolts shall be crawl power studs.
- Masonry:
 - Masonry construction shall be in conformance with the applicable sections of ACI 530-99/ASCE5-99, "Specifications for masonry Structures."
 - Concrete masonry units shall be hollow load bearing units (ASTM C90)
 - Grade n-1 with a net strength of 2000psi and F'm -150psi.
 - Mortar to comply with ASTM C270 (type M or S).
 - Provide corrugate masonry ties between brick fascia and wood walls or cmu walls at 16" O.C in each direction.
 - Provide 9ga truss styles joint reinforcement @ 16" O.C vertically.
 - Lintels shall be as follows:
Opening ≤ 3'-0" - L4x3 ½ x1/4 LLV/ 4" of wall
3'-0" < Opening ≤ 7'-0" - L6x31/2x5/16 LLV/ 4" of wall.
Opening > 7'-0" - See Plan

- Cast in place concrete:
 - Concrete construction shall be in conformance with the applicable sections of ACI 318-95, "Part 3 - Construction Requirements."
 - Concrete construction shall have a minimum compressive strength at 28 days of 3000psi, UNO (Unless noted otherwise).
 - All concrete shall be placed with a slump of 4" (+1/2")
 - All concrete shall be normal weight, UNO.
 - All concrete exposed to weather shall have 6% +1% entrained air.
 - Contractor shall pour extra concrete to account for deflection of the formwork to provide a flat finished surface.
 - Concrete cover for reinforcement shall be:
H.Columns and beams 1 - ½
Slabs ¾"
Footings 3"
- Reinforcements:
 - Reinforcing bars shall be deformed bars conforming to ASTM A615, grade 60 (Fy=60ksi)
 - Welded wire fabric (wwf) shall conform to ASTM a185. Lap edges of wire fabric at least 6" in each direction.
- Dimensions: The Contractor shall field verify all dimensions prior to fabrication of structural components.
- Coordination: The contractor shall coordinate all sleeves, duct openings and holes between trades. Any conduits or pipes embedded in concrete must be in accordance with ACI 318-95, chapter 6. Where sleeves are closely spaced in a group, the group shall be treated as an opening and reinforced accordingly. Submit drawings showing all opening sizes and locations for the approval by the structural engineer.

STRUCTURAL DESIGN CRITERIA FOR MONTGOMERY COUNTY
Ultimate Wind Speed = 115 MPH
Exposure Category = B
Frost Line Depth = 30 INCH
Ground Snow Load = 30 PSF

ARYA CIVIL LLC

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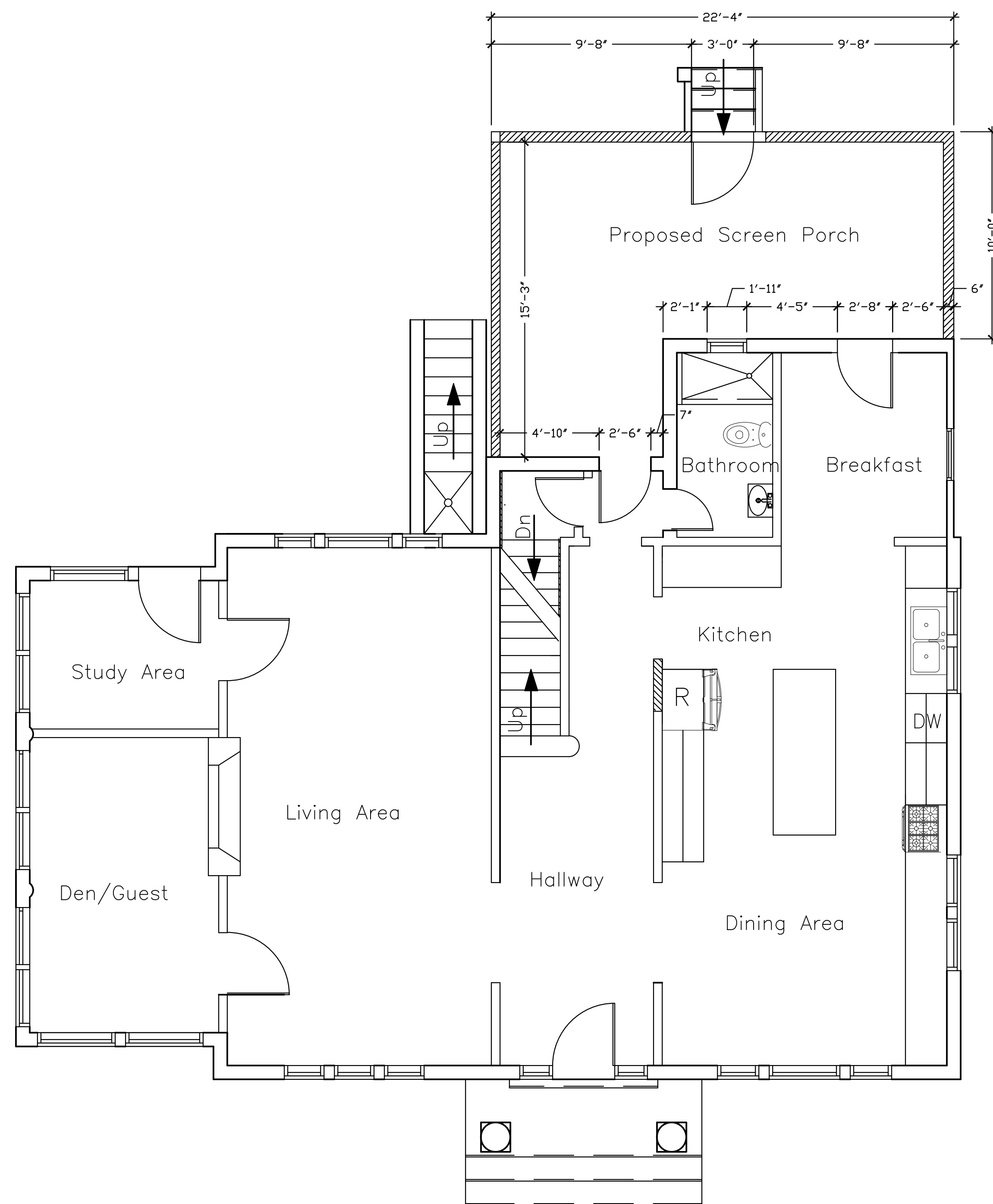


INSTALLATION OF PORCH AT REAR OF BUILDING 3812 GARRISON STREET N.W.

REVISED		SCALE : AS SHOWN	Cover Sheet
DATE	BY		

JULY 4, 2025

0001

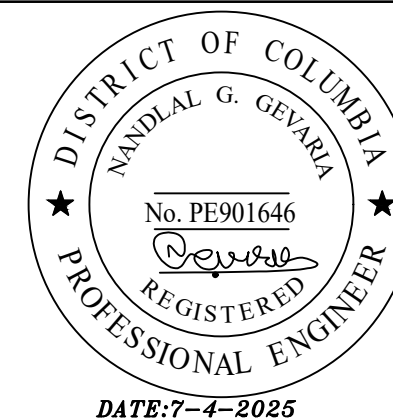


First Floor Plan
Scale: 1/4" = 1'-0"

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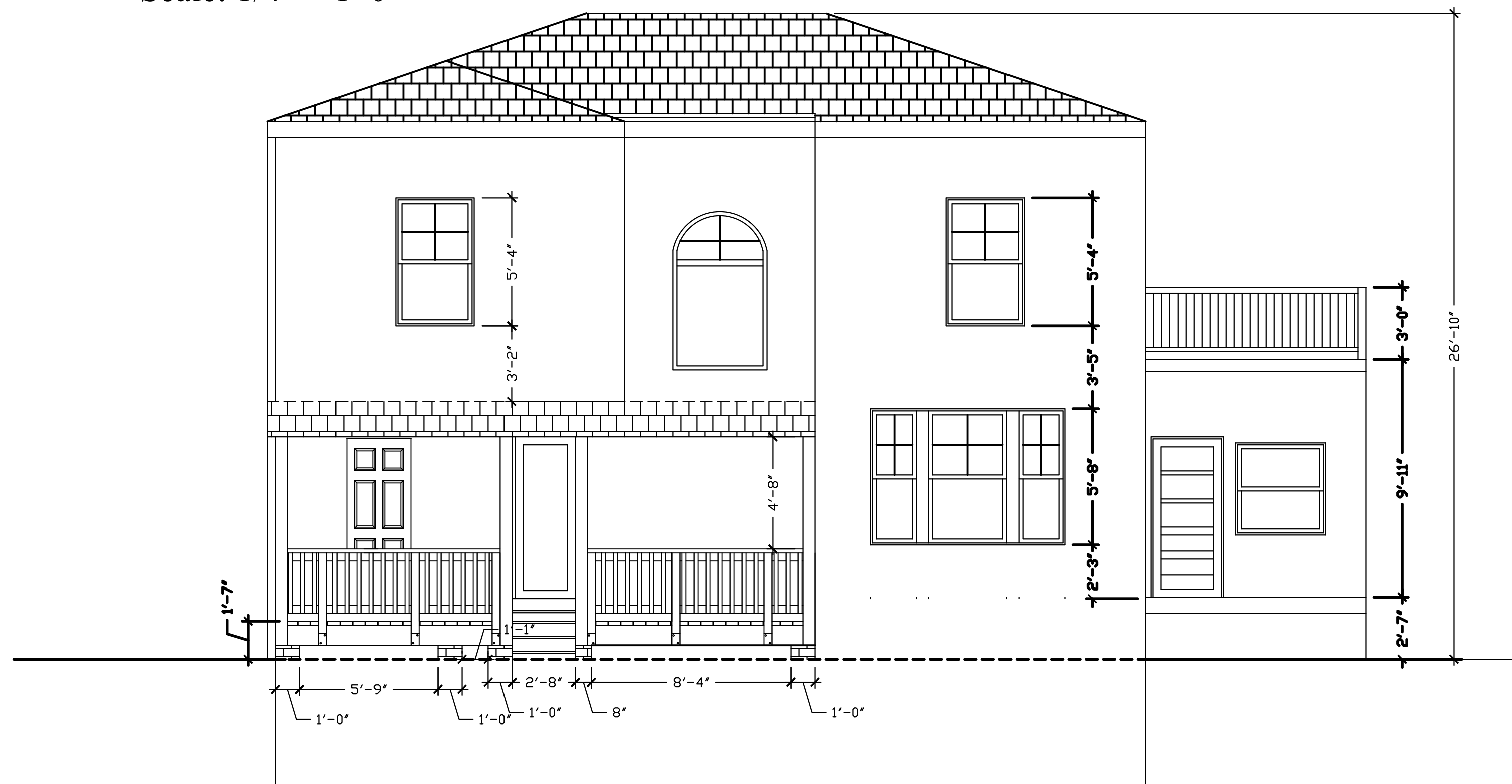
First Floor Plan with Porch

JULY 4, 2025

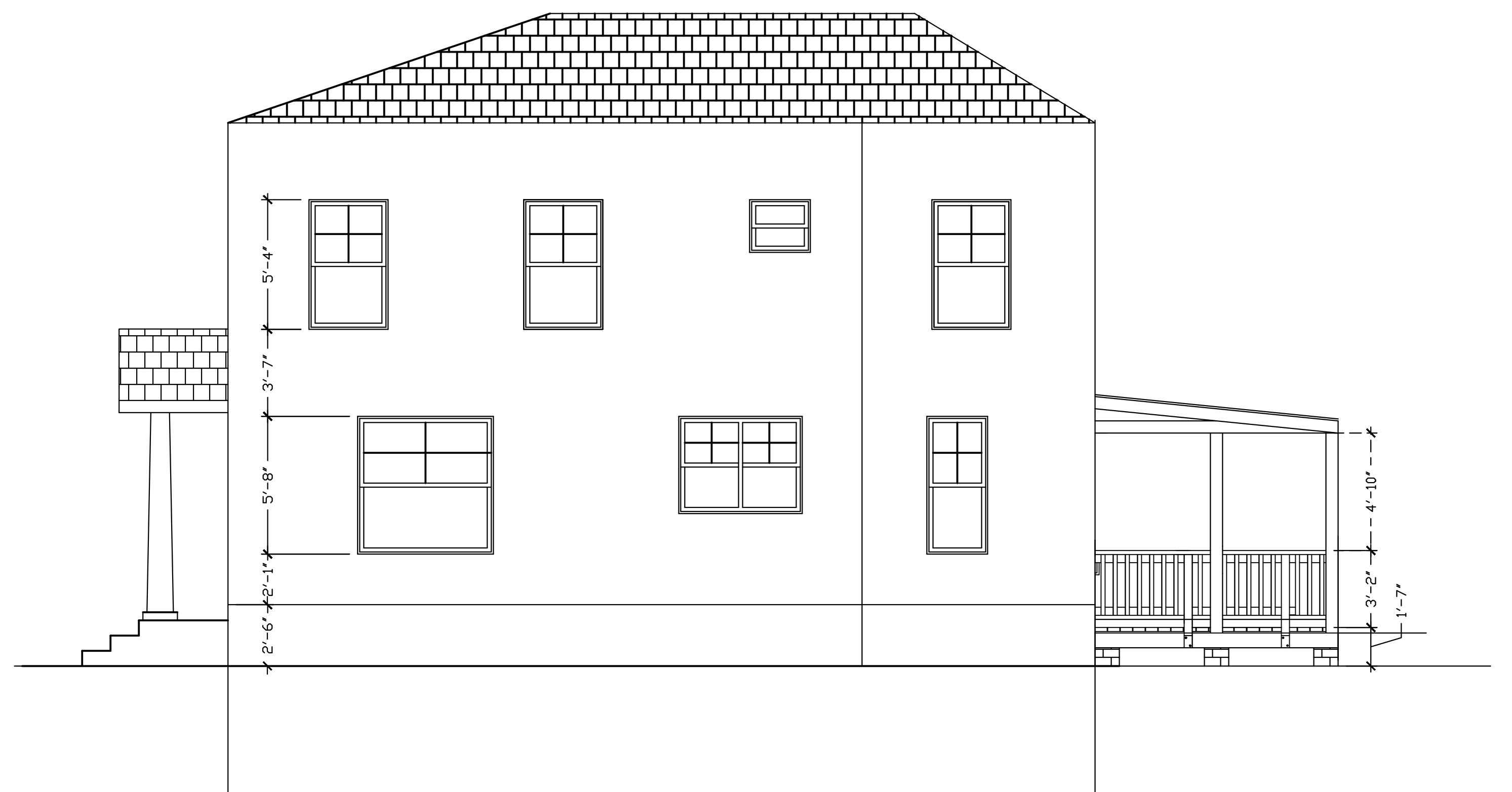
A001



Building Left Side Elevation
Scale: 1/4" = 1'-0"



Building Rear Elevation
Scale: 1/4" = 1'-0"

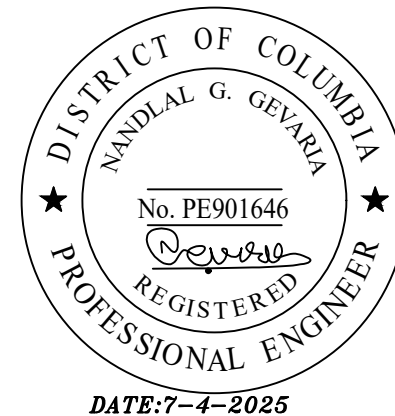


Building Right Side Elevation
Scale: 1/4" = 1'-0"

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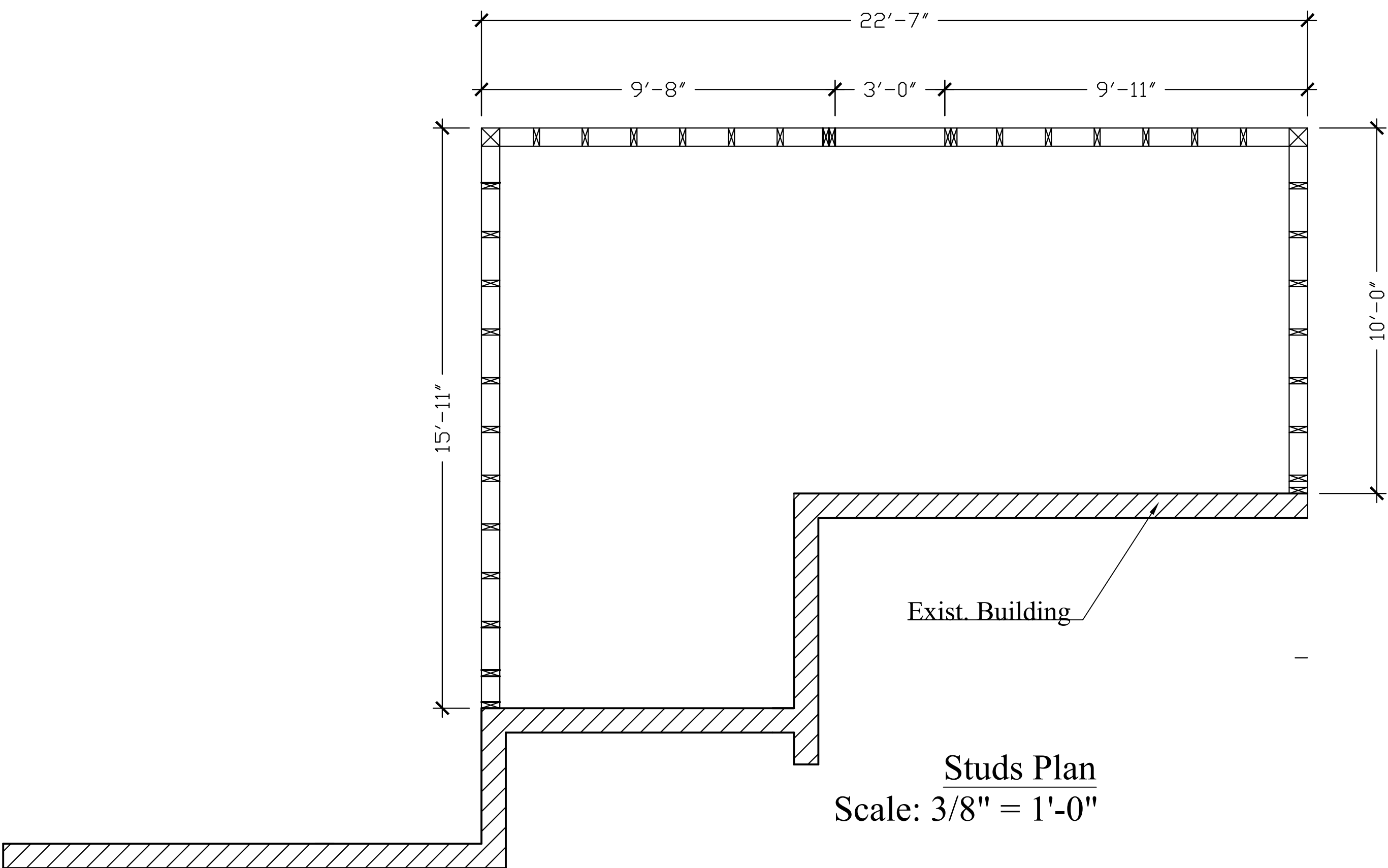
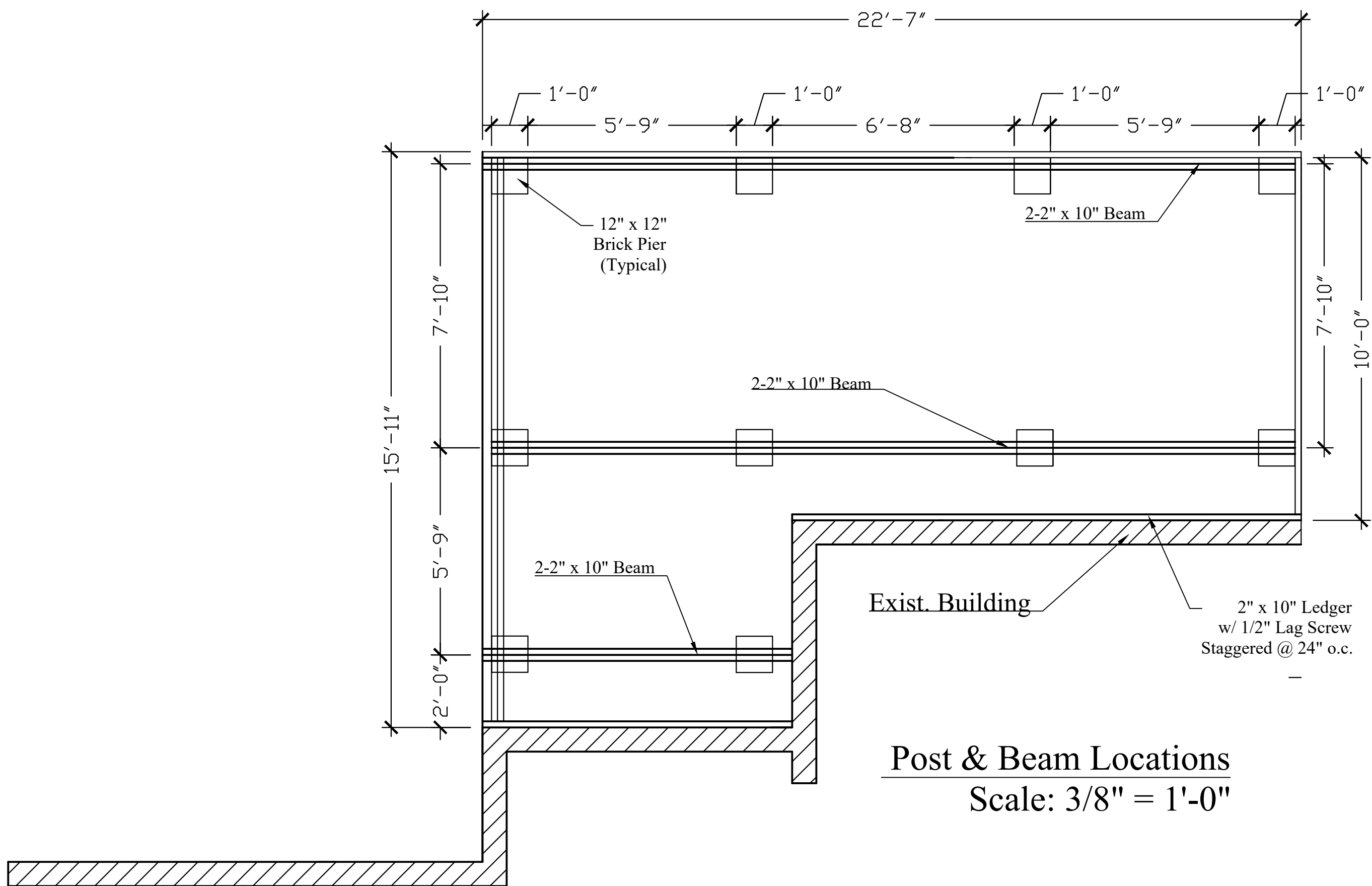
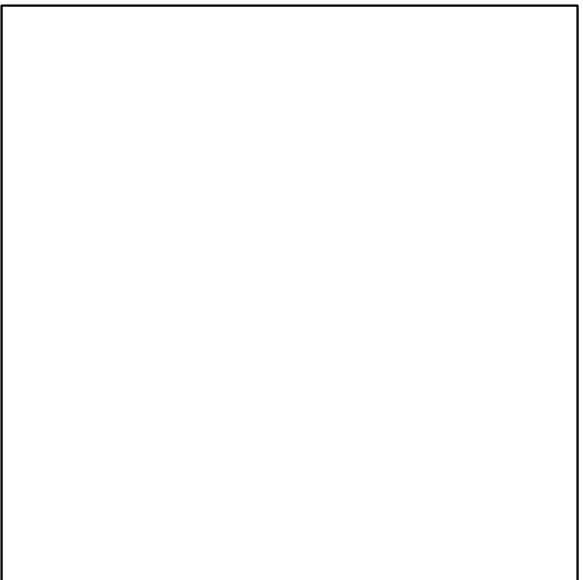
INSTALLATION OF PORCH AT REAR OF BUILDING 3812 GARRISON STREET N.W.

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Building Elevations

JULY 4, 2025

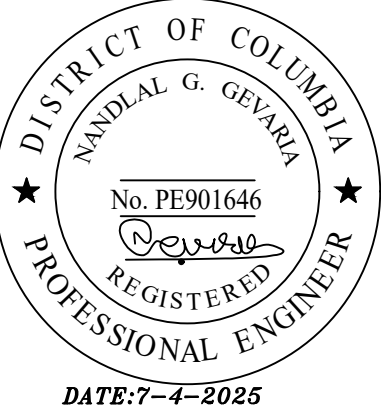
A002



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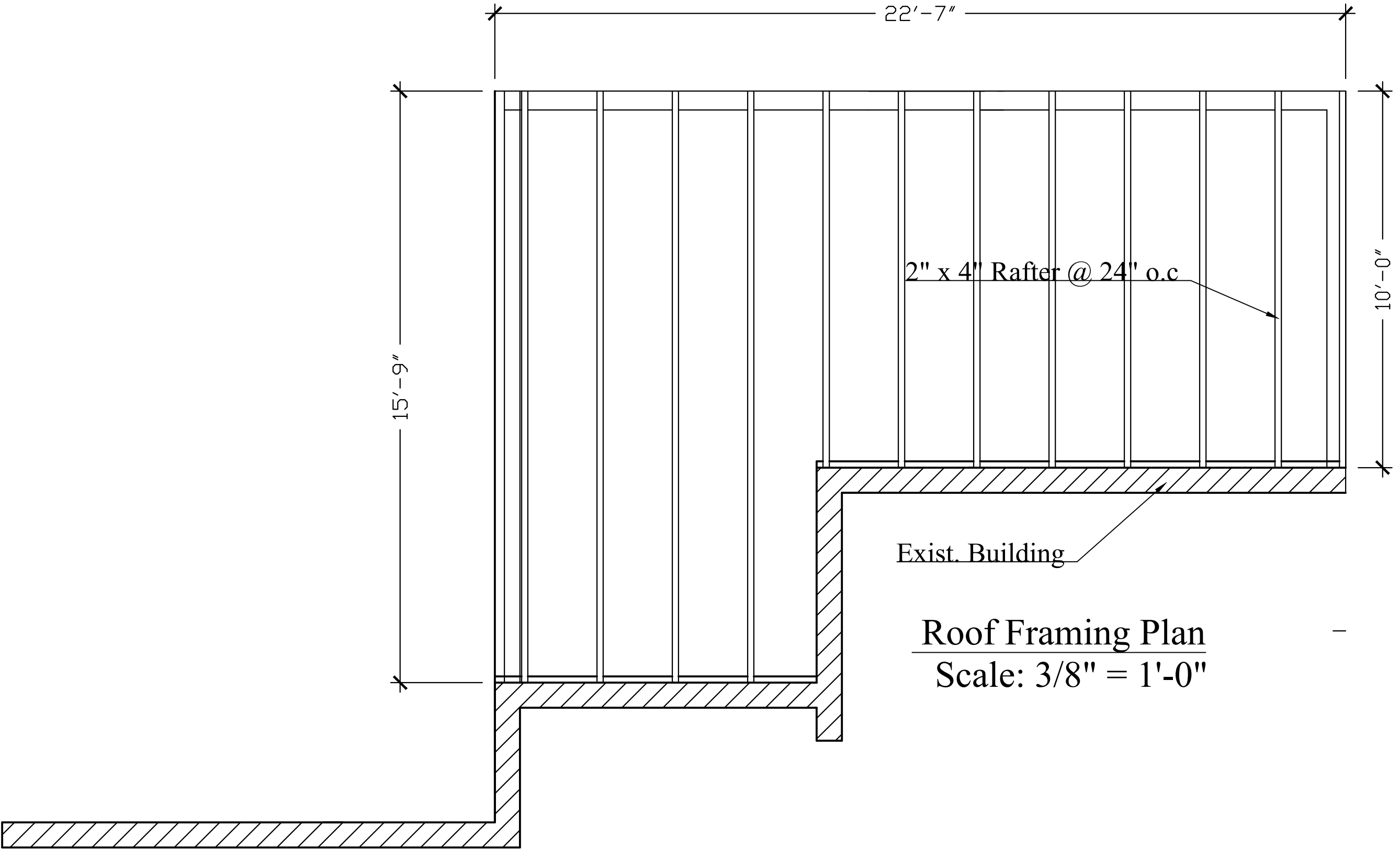
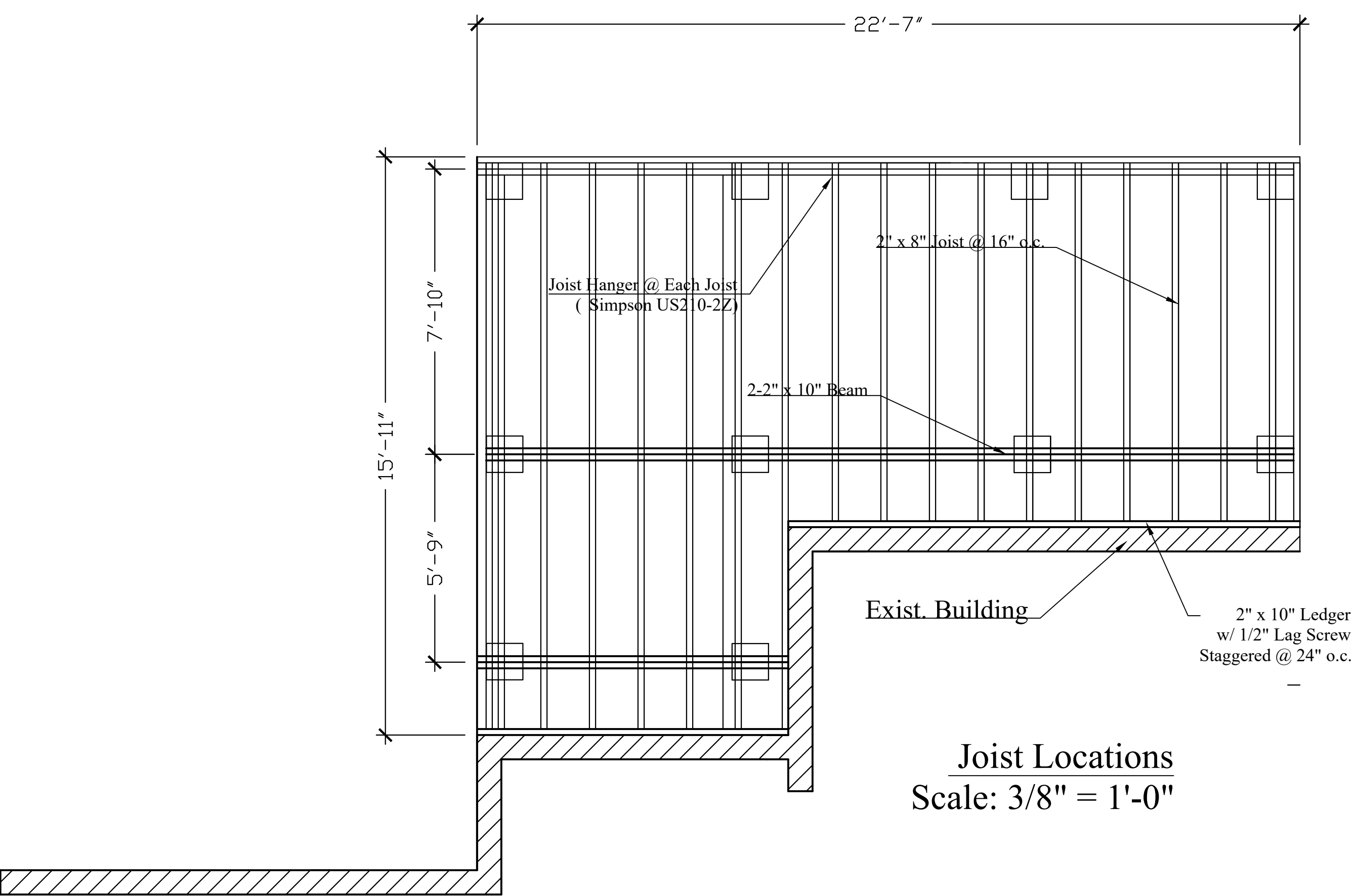
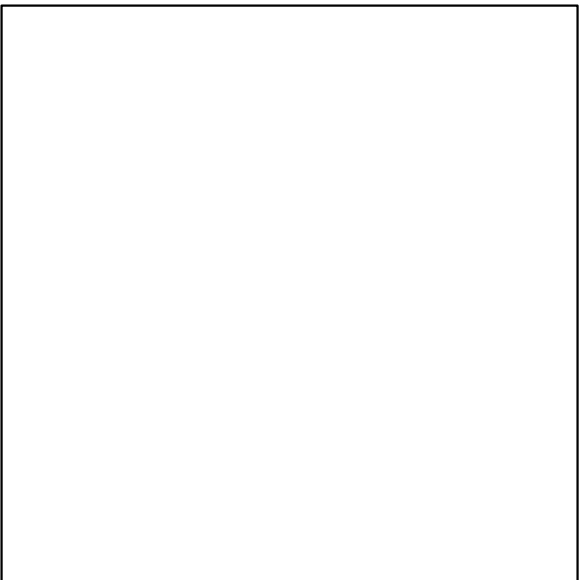
INSTALLATION OF PORCH AT REAR OF BUILDING 3812 GARRISON STREET N.W.

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Post & Beam Locations, Studs Plan

JULY 4, 2025

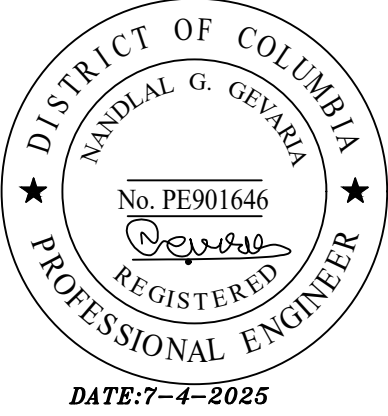
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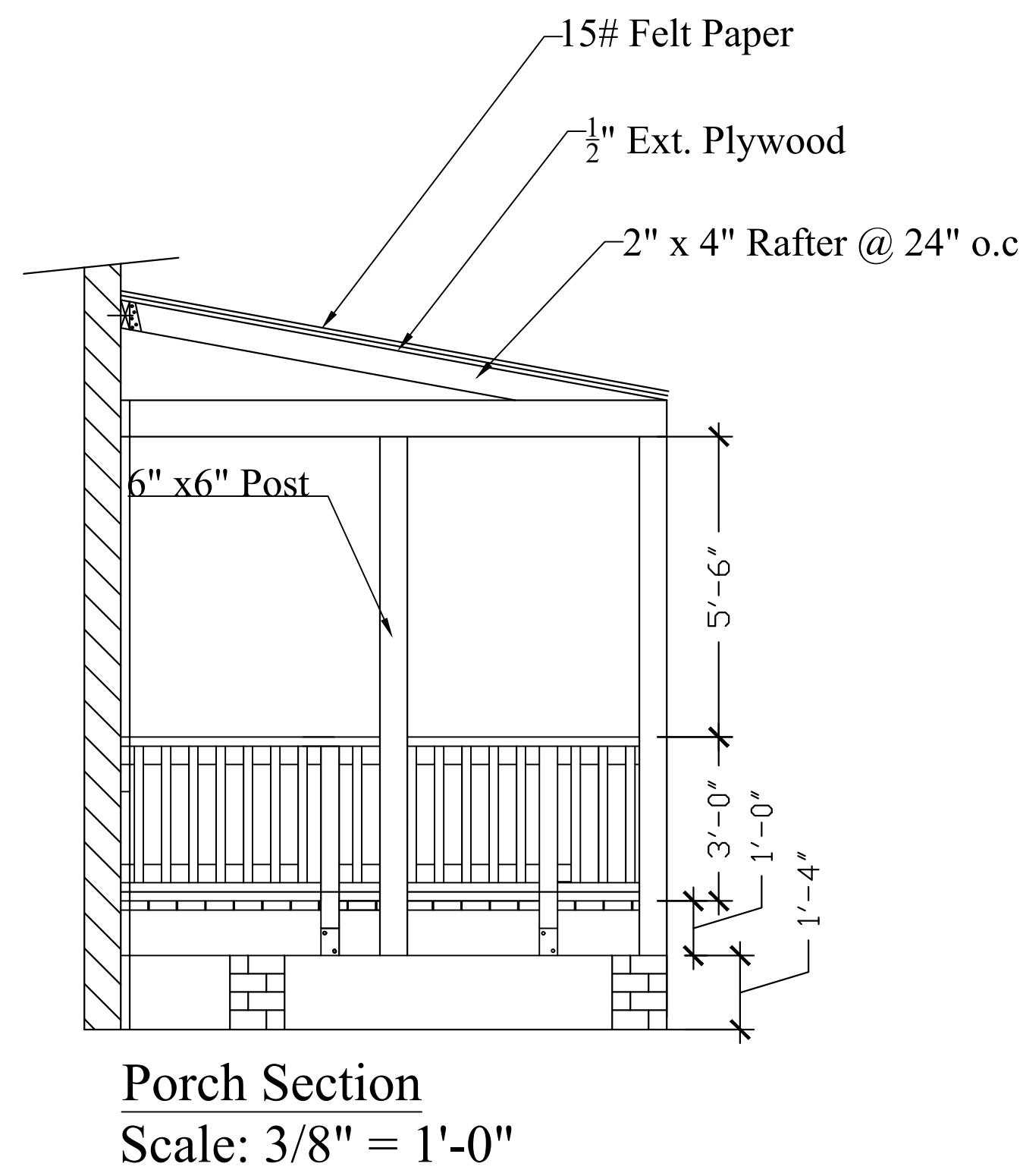
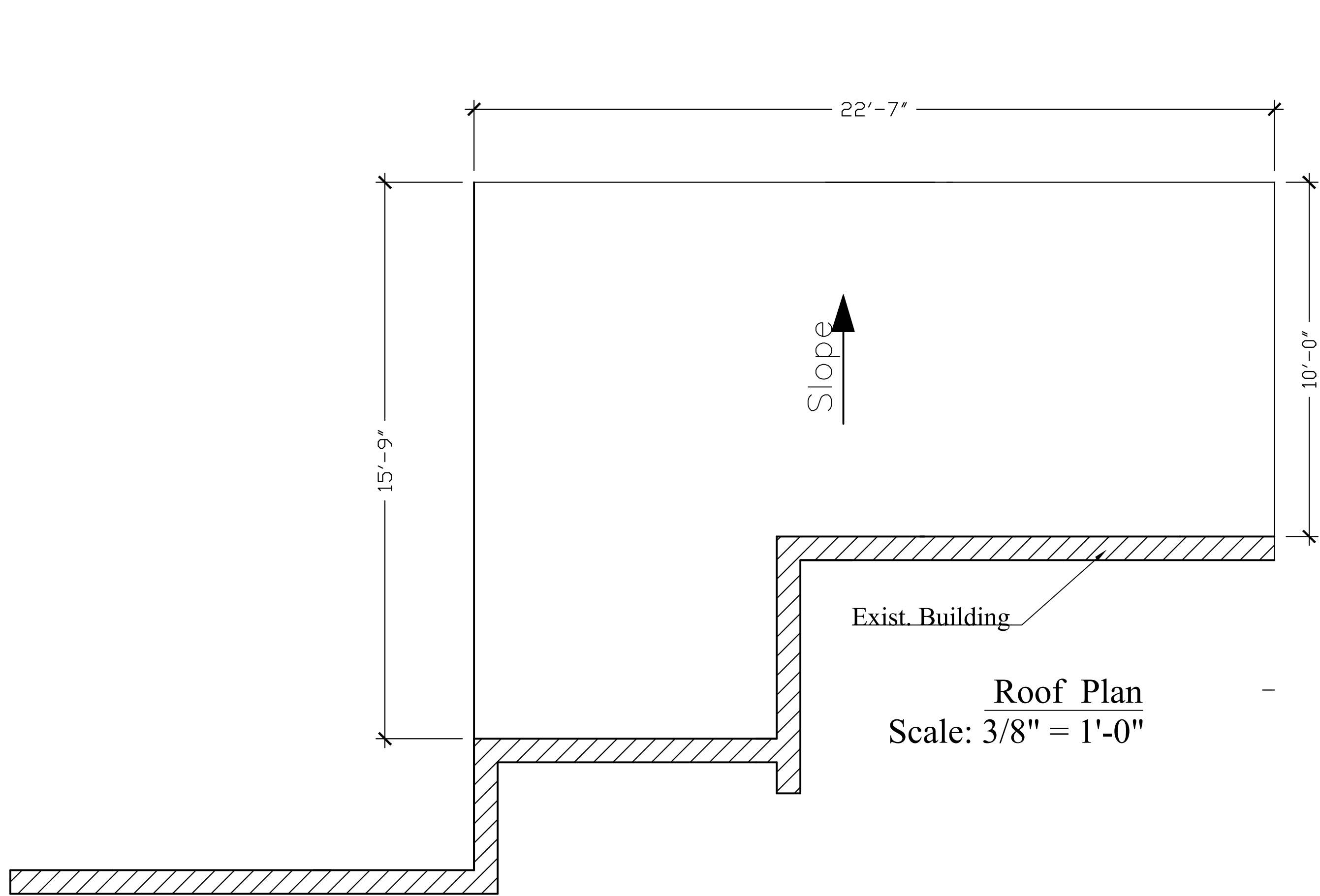
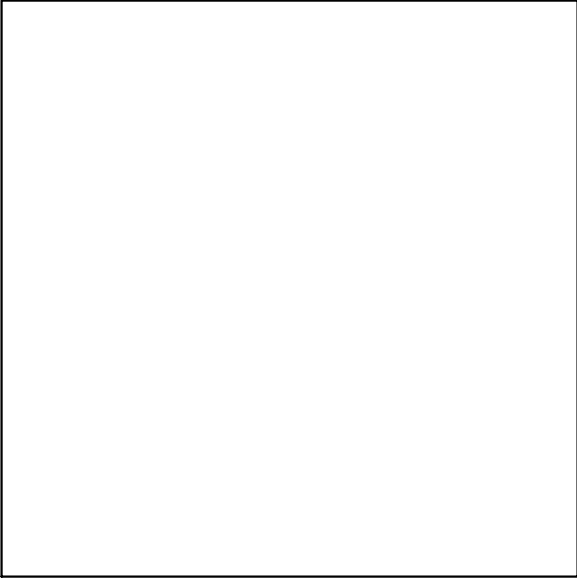
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DATE	BY	

Joist Locations, Roof Framing Plan

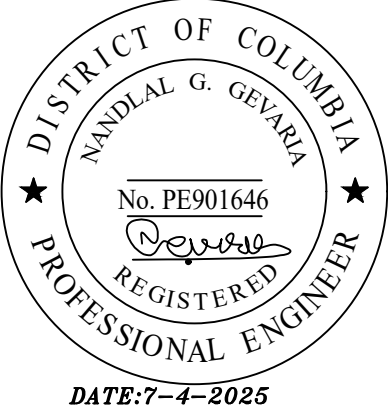
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S002



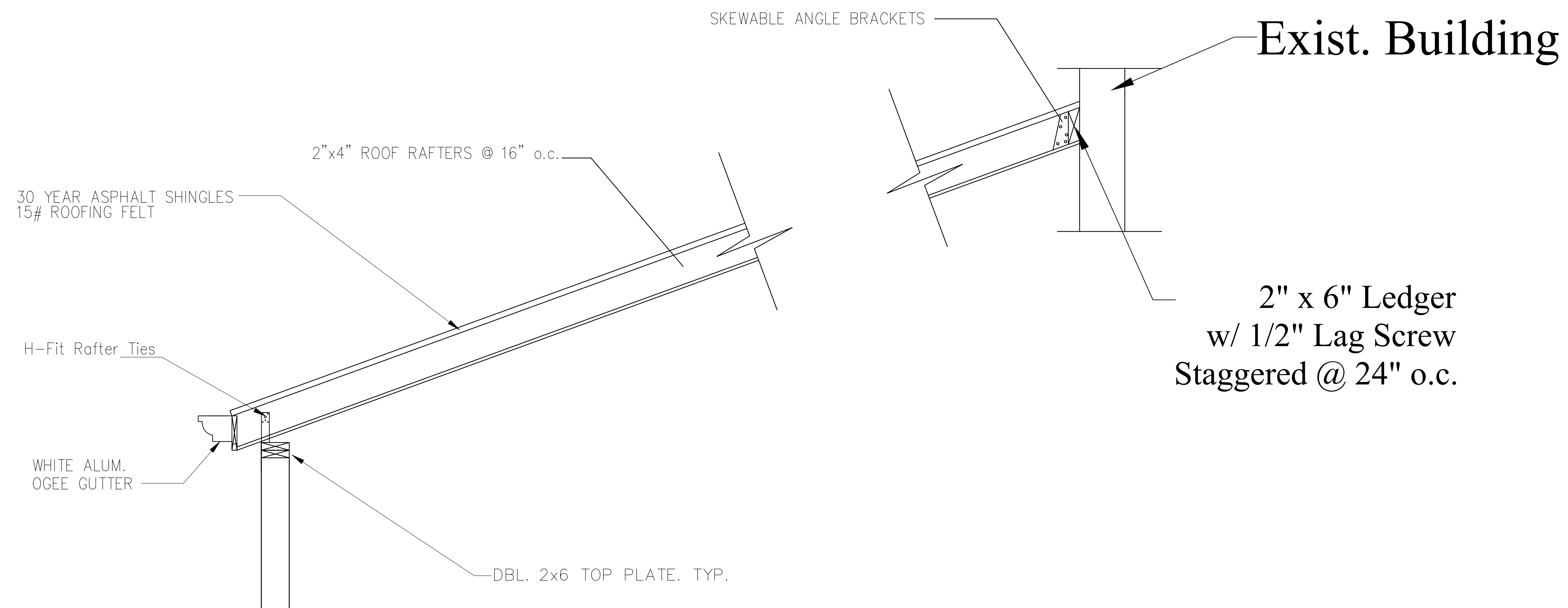
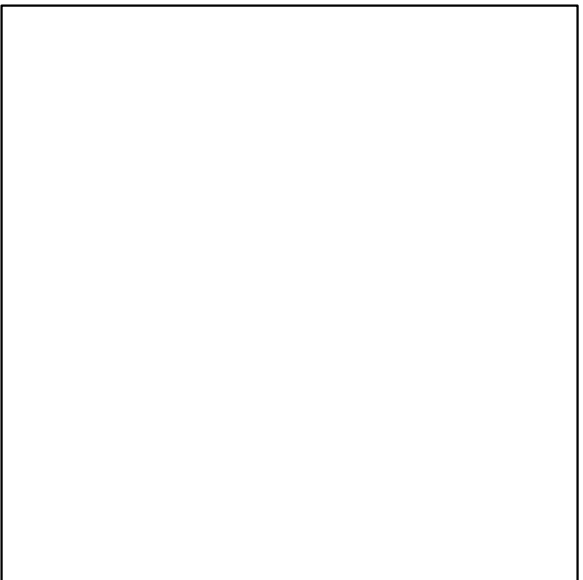
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DATE	BY			
				JULY 4, 2025

S003

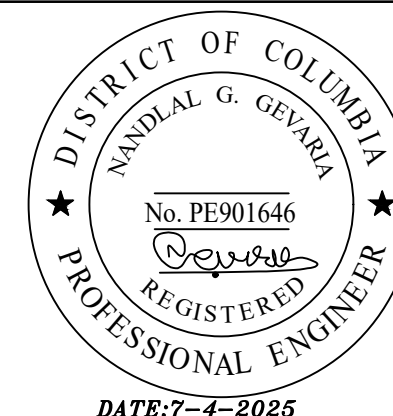


EAVE DETAIL
N.T.S.

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Eave Details

JULY 4, 2025

S004