

ABBREVIATIONS

A.D.	AREA DRAIN
AFF	ABOVE FINISH FLOOR
A.P.	ACCESS P PANEL
CJ	CONTROL JOINT
CL	CENTER LINE
CMU	CONCRETE MASONRY
CT	CERAMIC TILE
CLG	CEILING
COL	COLUMN
CONC	CONCRETE
CONT	CONTINUOUS
COORD	COORDINATE
DIA	DIAMETER
DN	DOWN
DWG	DRAWING
EA.	EACH
EL	ELEVATION
ELEC.	ELECTRICAL
EQ	EQUAL
EQUIP.	EQUIPMENT
EXT	EXTERIOR
F.D.	FLOOR DRAIN
FFE	FIXTURES FINISHES AND EQUIPMENT
F.O.C.	FACE OF CONCRETE
F.O.M.	FACE OF MASONRY
F.O.S.	FACE OF STUD
F.R.	FIRE RATED (RESISTIVE)
F.R.T.	FIRE RETARDED TREATED (MATERIAL)
FIN.	FINISH
FLR.	FLOOR
GA.	GAUGE
GALV.	GALVANIZED
GL.	GLAZED
GWB.	GYPSUM WALL BOARD
H.M.	HOLLOW METAL
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 TREATED
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	SPECIFICATIONS
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.	WATER CLOSET
W.P.	WORKING POINT
W/	WITH

1719 C ST SE
WASHINGTON DC 20003

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" 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 1X10 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 REQ'S

BUILDING INFO SUMMARY

EXTERIOR AREA		
TOTAL LOT	3,400 SF	
LOT OCCUPANCY	ALLOWED 60% 2,040 SF	
	EXISTING 25% 832 SF	PROPOSED 40% 832 + 520 = 1,346 SF
CARRIAGE HOUSE		
LEVEL	PROPOSED	
GARAGE LEVEL	439 SF	
APARTMENT LEVEL	439 SF	
ZONING		
SQUARE / LOT	1100/ 0066	
ZONE DISTRICT	RF-1	

DESIGN CODES

REFERENCE

1.) INTERNATIONAL BUILDING CODE	2012
SUPPLEMENTAL CODE DCMR - 12	2013
INTERNATIONAL RESIDENTIAL CODE	2012
2.) IECC ENERGY CODE	2012
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

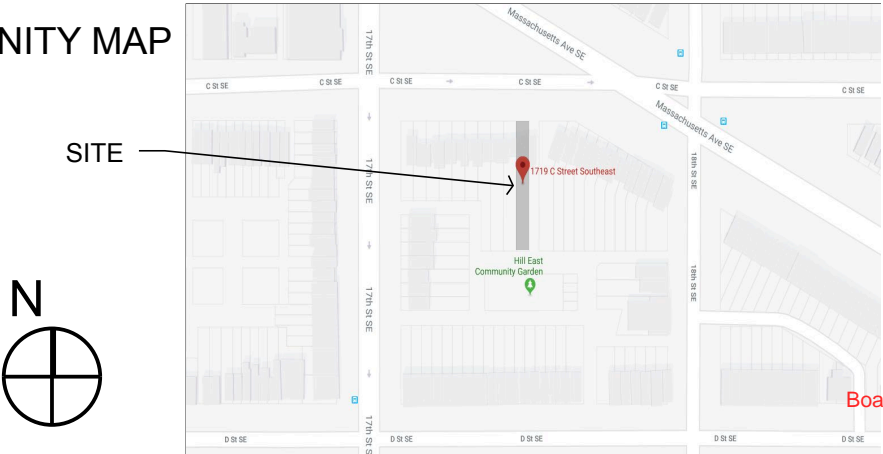
BUILDING DATA		
ELEMENT R-VALUE	(U-VALUE AT GLAZING)	SUNROOM
WINDOW/DOOR	0.40 (U-VALUE)	0.50 (U-VALUE)
SKYLIGHT	0.60 (U-VALUE)	0.75- (U-VALUE)
CEILING	49	19
WD. WALL	13+5	13
CONC. WALL	5	5
FLOOR	19	21
BASEMENT WALLS	10/13	10/13
SLAB ON GRADE	10	10
CRAWL SPACE	10/13	10/13

- 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 ACCESSORY BUILDING (CARRIAGE HOUSE) SCOPE OF WORK WITH ASSOCIATED PLUMBING, MECHANICAL AND ELECTRICAL WORK.

VICINITY MAP



Avenue Design

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Washington DC 20003
p.202.744.7825

Laura Takacs

Bob Payne

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p.202.546-4395

New Carriage House

Accessory Building at
1719 C St SE
Washington DC 20003

COVER SHEET



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Board of Zoning Adjustment
District of Columbia
CASE NO.20005
EXHIBIT NO.11

C-001



1 **Block Plan**
N.T.S.



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C.100

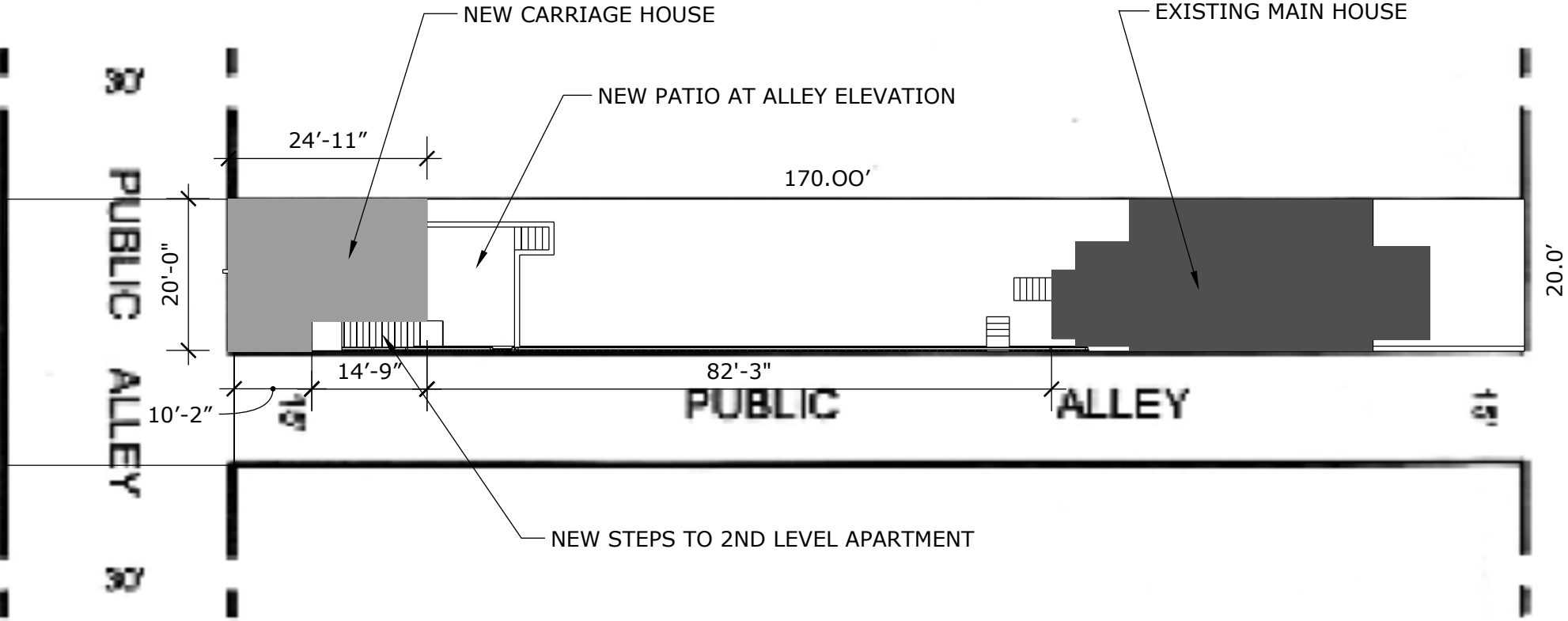
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Block Plan

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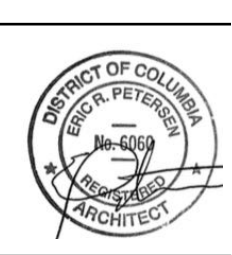
1 Site Plan
1/20" = 1'-0"



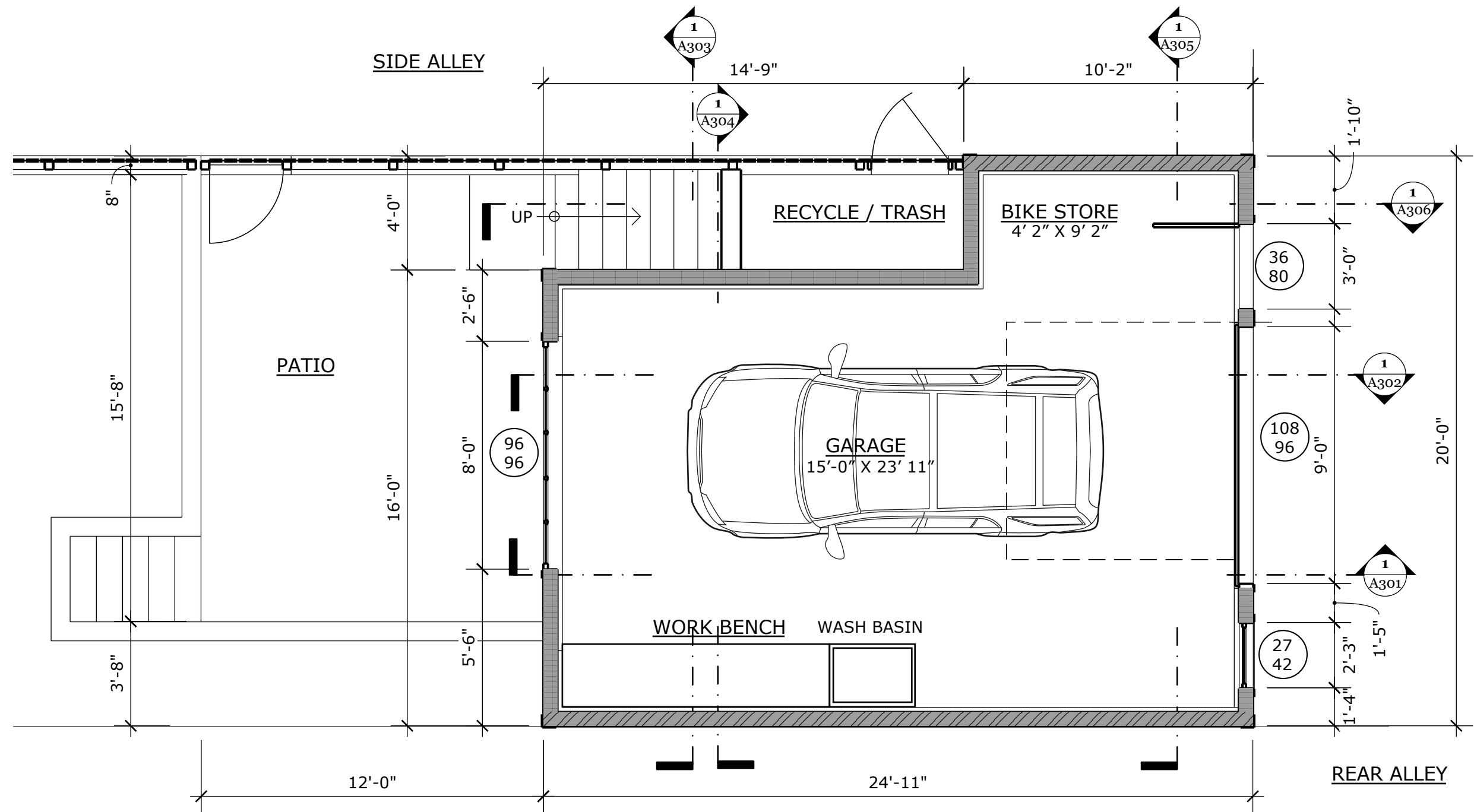
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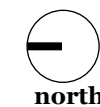
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PARTITION LEGEND	
	NEW EXTERIOR WALL WITH CLAPBOARD SIDING
	NEW EXTERIOR WALL WITH CLAPBOARD SIDING (1 HR FIRE RATING)
	NEW INTERIOR WALL WITH GYP BOARD EA SIDE



1

GARAGE LEVEL PLAN

1/4" = 1'-0"



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Garage Level Plan

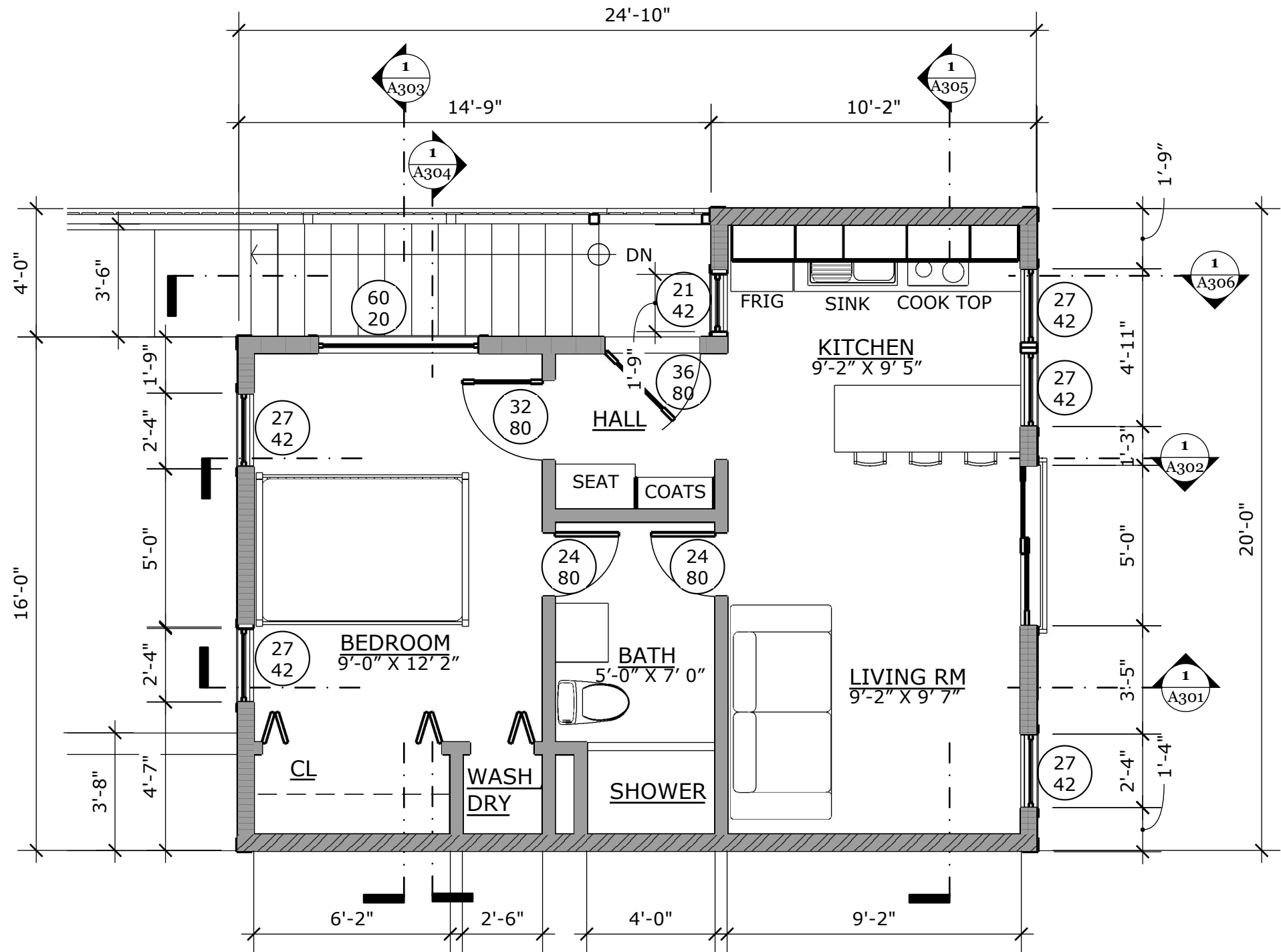


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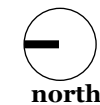
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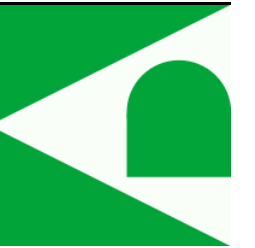
PARTITION LEGEND	
	NEW EXTERIOR WALL WITH CLAPBOARD SIDING
	NEW EXTERIOR WALL WITH CLAPBOARD SIDING (1 HR FIRE RATING)
	NEW INTERIOR WALL WITH GYP BOARD EA SIDE



1

APARTMENT LEVEL PLAN

1/4" = 1'-0"



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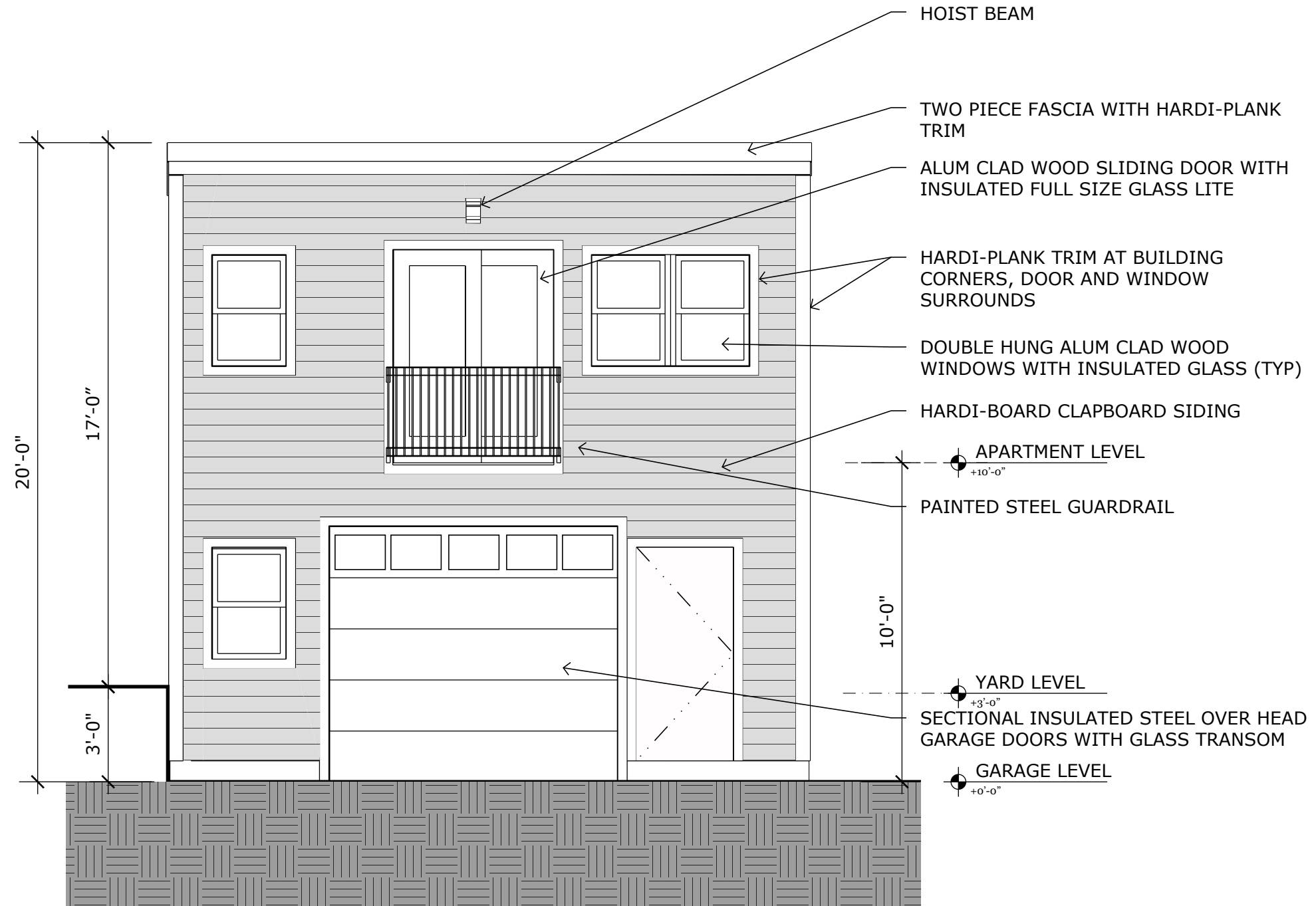
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Apartment Level Plan

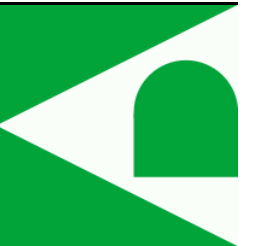


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A.102



1 **South Elevation**
1/4" = 1'-0"



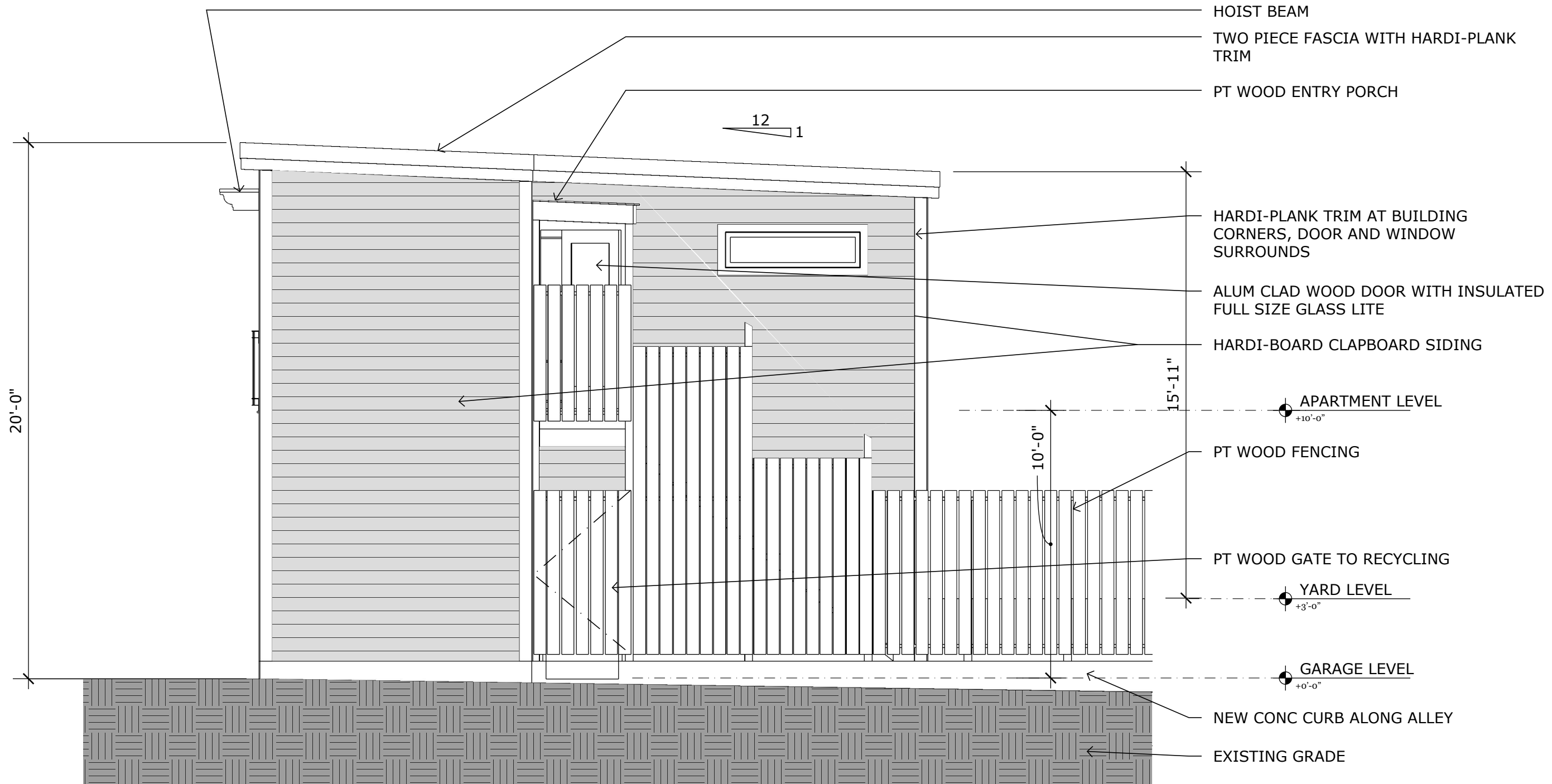
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South Elevation



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1 East Elevation
1/4" = 1'-0"



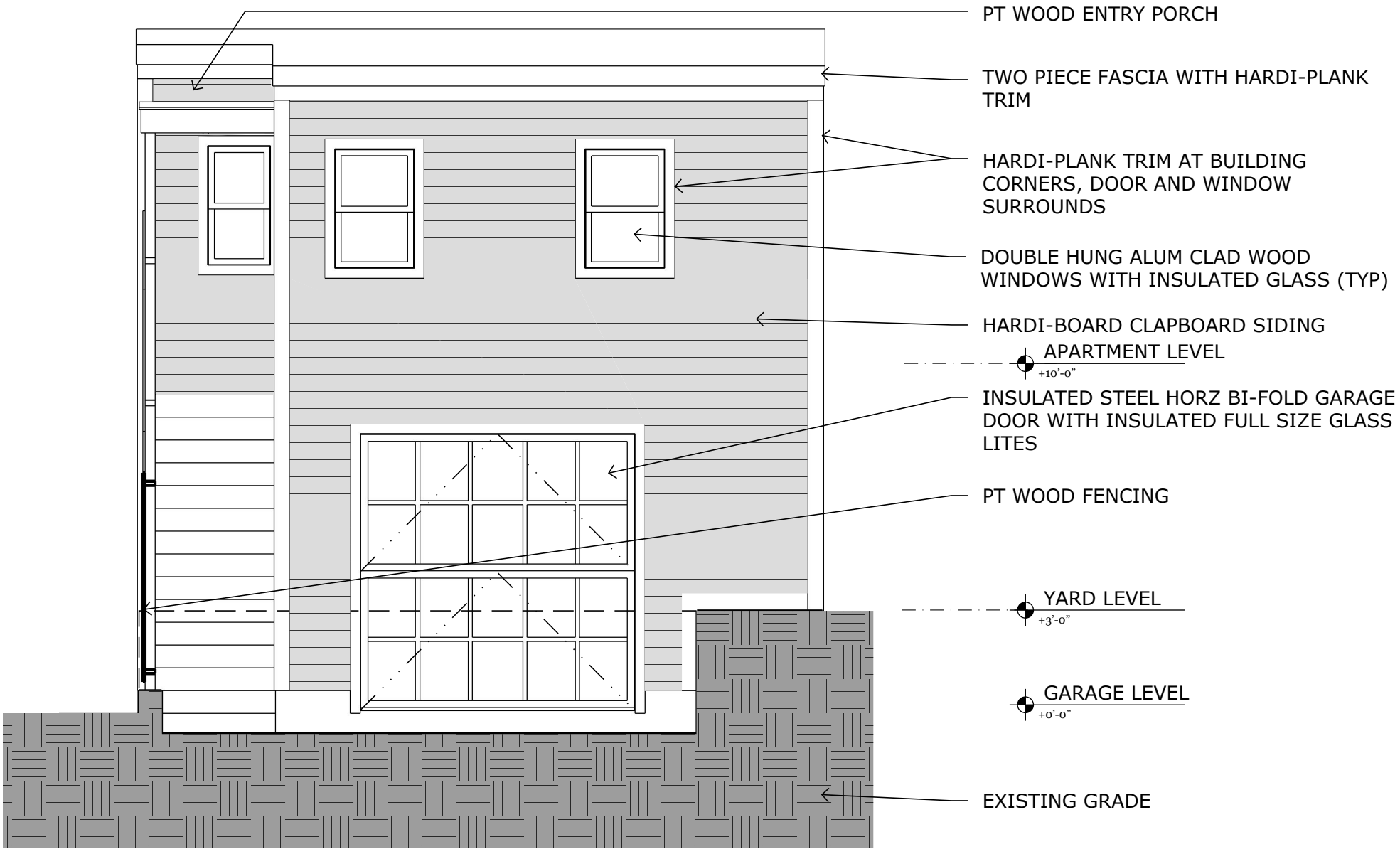
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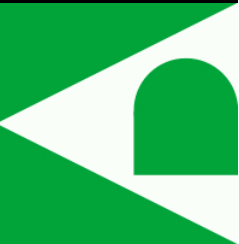
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East Elevation



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1 **North Elevation**
1/4" = 1'-0"



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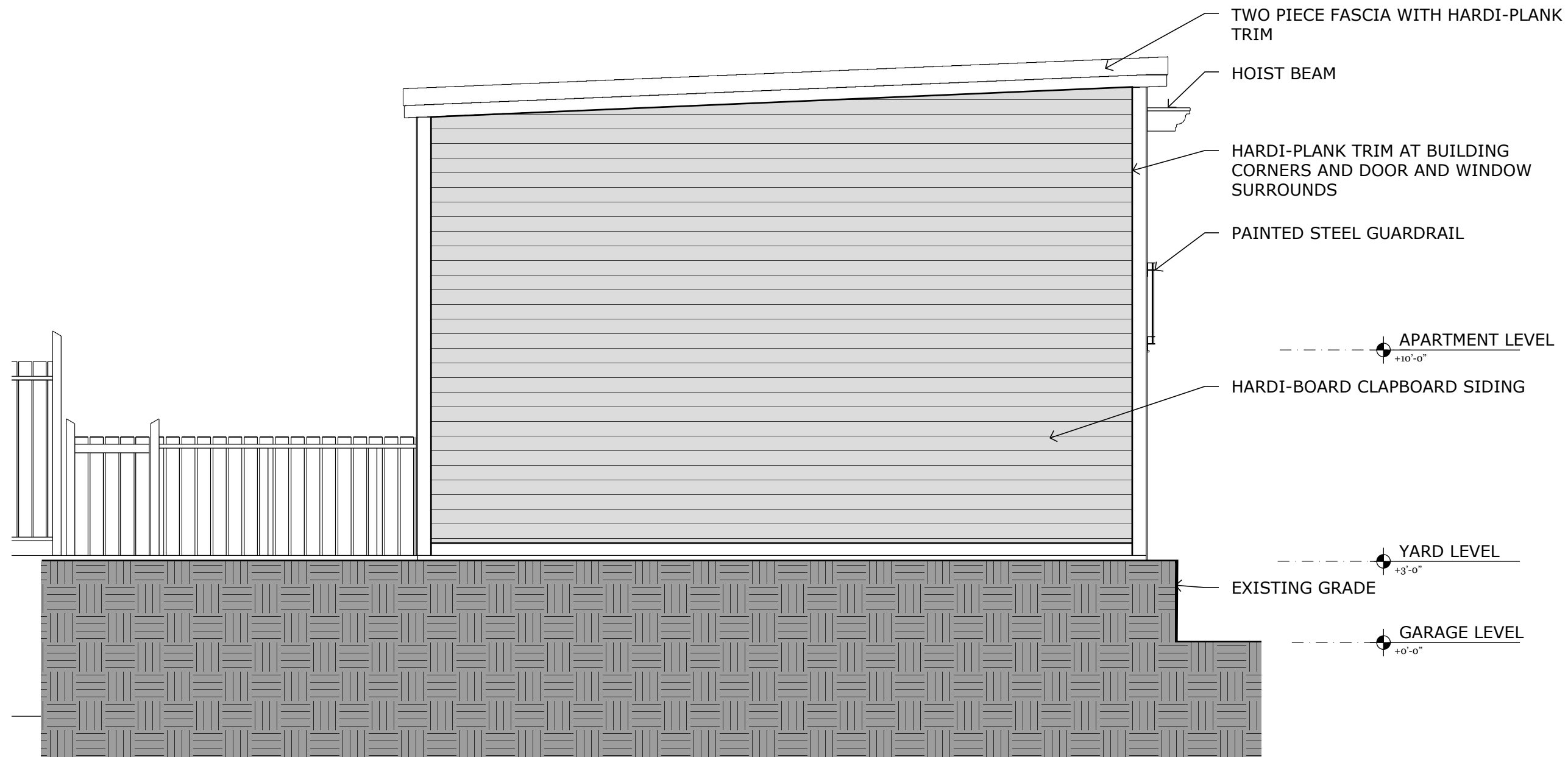
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North Elevation



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A.203



1 **West Elevation**
1/4" = 1'-0"



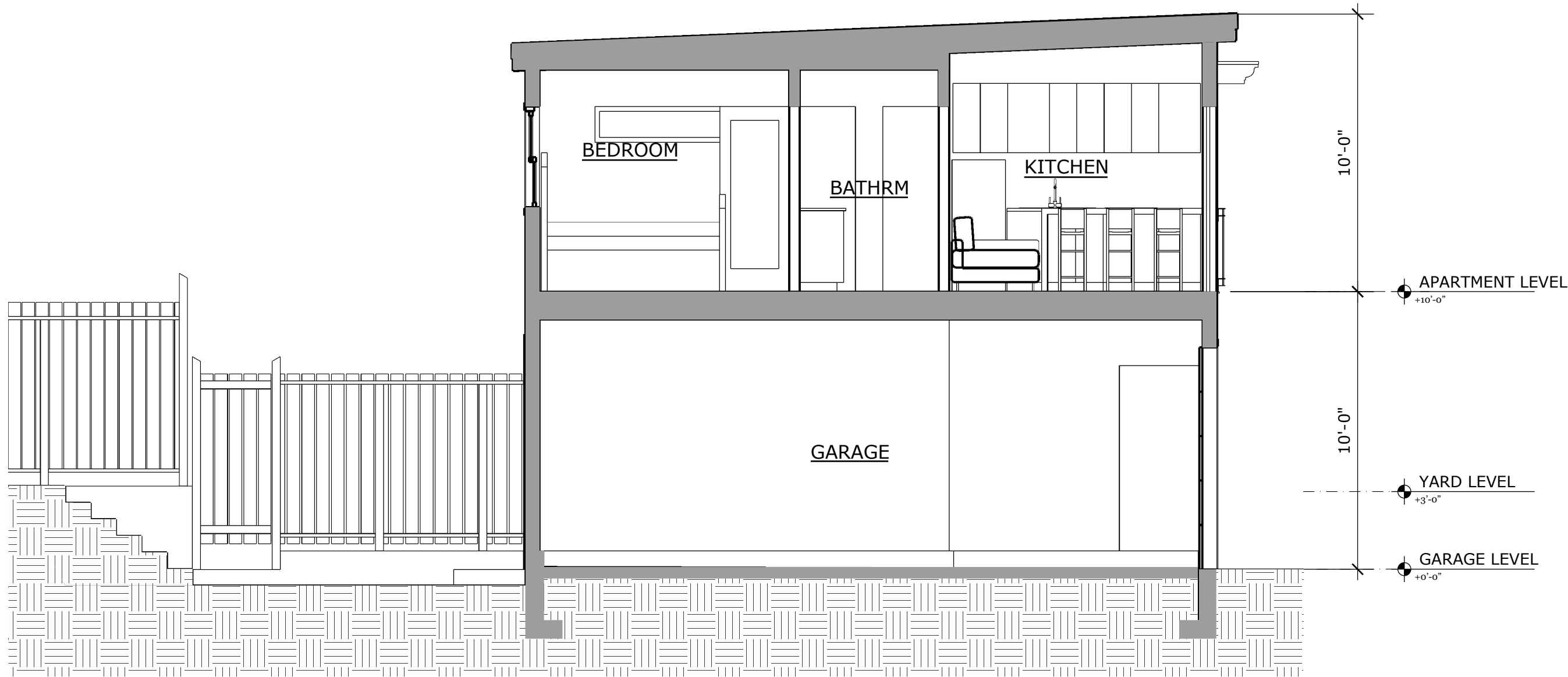
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West Elevation



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1 **Building Section**
1/4" = 1'-0"



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