

Garage Addition to the Abner/Sperling Residence

3255 O STREET NW Washington, DC 20007

	CODE ANALYSIS				INDEX
	WORK DESCRIPTION	CONSTRUCT A TWO CAR	GARAGE		ARCHIT
	ZONING INFORMATION	2.00			
	ZONING CLASSIFICATION LOT	R-20 0170			
	SQUARE	1244			
	USE GROUP <u>EXISTING:</u>	R3 SINGLE FAMILY RESID			
	PROPOSED:	R3 SINGLE FAMILY RESID	ENCE		
	LOT AREA:	5134 SQ. FT.			
	PROPOSED LOT COVERAGE:	NA			
	PROPOSED ADDITION:	A TWO CAR GARAGE ON	EXISTING PAVED	DRIVEWAY	
					CON
	CONSTRUCTION/BUILDING TYPE:	3B - 2017 DC BUILDING C	ODE - TABLE 601		ARCH
	REQUIRED SEPARATION OF OCCUPANC	IES: N/A			
	OCCUPANCY LOAD:	N/A - 2017 DC BUILDING	CODE		STRU
	FULLY SPRINKLERED:	NO			ENGIN
	ALARM SYSTEM:	NO			
	REQUIRED EXITS:	1 - 2017 DC BUILDING CO	DE		
	EXIT ACCESS TRAVEL DISTANCE:	N/A - 2017 DC BUILDING	CODE		OWNE
\square	GENERAL NOTES		APPLICABLICA	ABLE CODES	
	1. DO NOT SCALE DRAWINGS.		BUILDING:	2017 DC BUILDING CODE	
	2. CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS AND DIMEN: FABRICATION OF ANY ITEMS.	SIONS PRIOR TO DEMOLITION, CONSTRUCTION /		2015 ICC RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS	
	3. CONTRACTOR SHALL REQUEST CLARIFICATION IN THE EVENT THAT NOT COVERED BY THESE DRAWINGS, NOTES, AND SPECIFICATIONS		ENERGY:	2017 DC ENERGY CONSERVATION CODE	
	4. CONTRACTOR SHALL VERIFY EXACT LOCATIONS OF ALL UNDERGRC		FIRE:	2015 DC FIRE CODE	
	AND STORM MAINS PRIOR TO BEGINNING HIS WORK AND SHALL MADE.		MECHANICAL: PLUMBING:	2015 DC MECHANICAL CODE	
	5. CONTRACTOR SHALL COORDINATE ALL TRADES.			2015 DC PLUMBING 2014 NATIONAL ELECTRICAL CODE	
	6. ALL DEBRIS IS TO BE REMOVED FROM THE SITE.				
	7. ALLEY AND / OR STREETS / SIDEWALK SHALL BE SWEPT CLEAN CONSTRUCTION.	AT ALL TIMES DURING EXCAVATION AND			
	8. ANY STOCKPILING, REGARDLESS OF LOCATION SHALL BE STABILIZ	ED AND COVERED WITH PLASTIC OR CANVAS, AFTER			
	ITS ESTABLISHMENT AND FOR DURATION OF PROJECT.				
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DCRA APPROVAL BLOCK

EX OF DRAWINGS

CHITECTURE: 0001 0002 A001 A002 A003 A004 A005 A006 - A009 A010 A010

COVER SHEET SURVEY FLOOR PLANS FOUNDATION & ROOF STRUCTURAL PLAN ELEVATIONS NOT USED DOORS & WINDOWS NOT USED SECTION DETAILS

ONTACTS CHITECT: GEORGE GORDON GORDON ARCHITECTS, PC 1032 WISCONSIN AVENUE NW WASHINGTON, D. C. 20007 GG@GORDONARCHITECTS.COM

RUCTURAL MR. ROGER CHEBIB, PE INEER: CAC CONSULTING, INC. 17 WHEATFIELD COURT GAITHERSBURG MD, 20879 (240) 688-4833 CHEBIB1559@AOL.COM

NER: MS. ALLISON ABNER 3255 O STREET NW WASHINGTON, DC 20007

GORDON architects

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TELEPHONE: 202.333.9270 www.gordonarchitects.com

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Garage Addition to the Abner/Sperling Residence

3255 O St., NW Washington, DC 20007

REVIEWS / REVISIONS NO. DESCRIPTION DATE OGB Concept Filing 04 Jun 2020

> Cover Sheet

SCALE:

AS NOTED

PROJECT NUMBER:

1713

DATE:

10 Nov 2020

M RESPONSIBLE FOR DETERMINING THAT THE ARCHITECTURAL DESIGNS INCLUDED IN THIS APPLICATION ARE IN COMPLIANCE WITH ALL LAWS AND REGULATIONS OF THE DISTRICT OF COLUMBIA. I HAVE PERSONALLY PREPARED, OR DIRECTLY SUPERVISED THE DEVELOPMENT OF, THE ARCHITECTURAL DESIGNS INCLUDED IN THIS APPLICATION.

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Alley View - 1 Toward Rear of 3255 O Street NW

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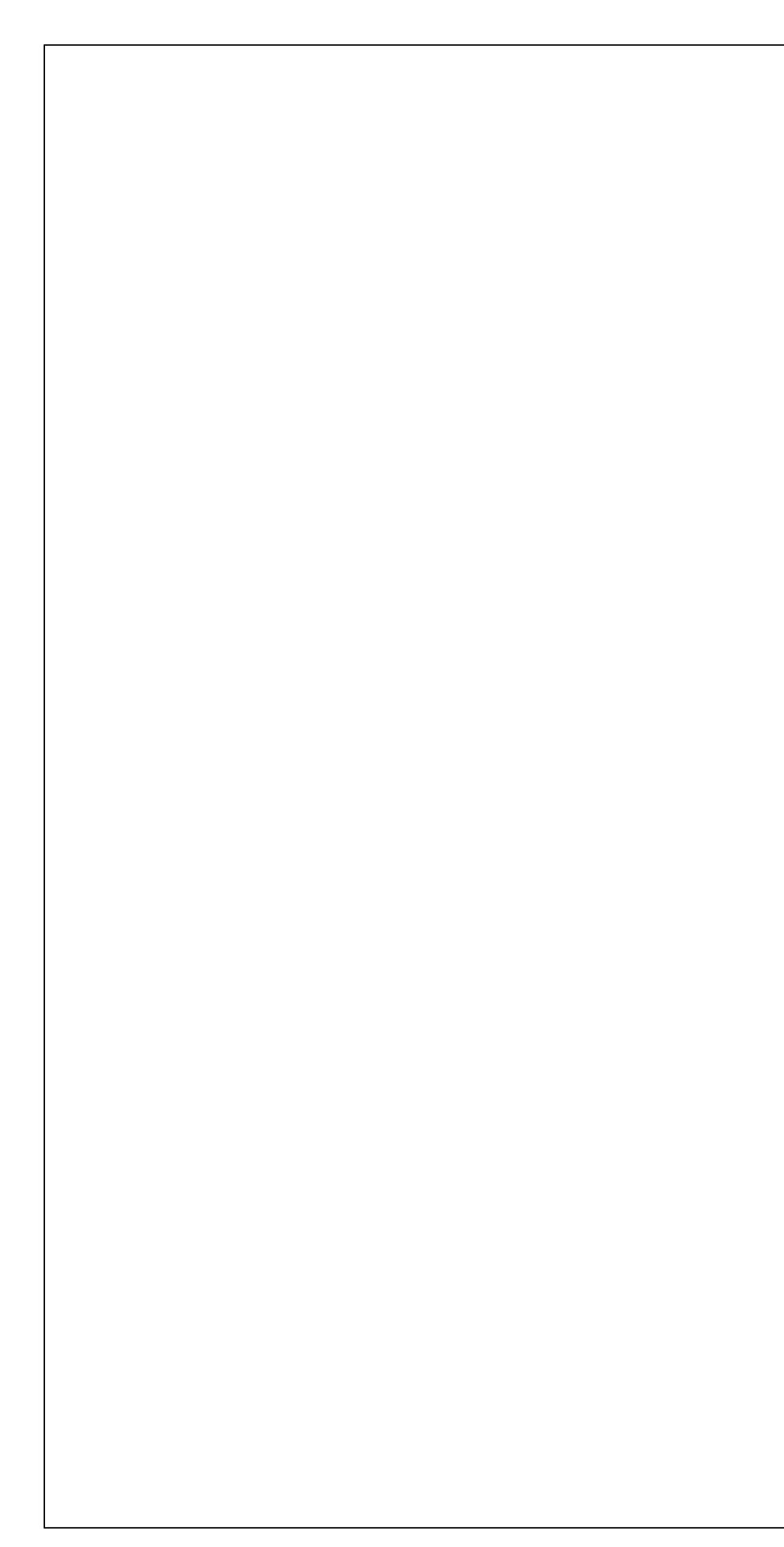
Alley View - 2 Toward P Street NW

Cover Sheet

3255 O Street NW Washington, D. C. 20007 - Addition 04 June 2020



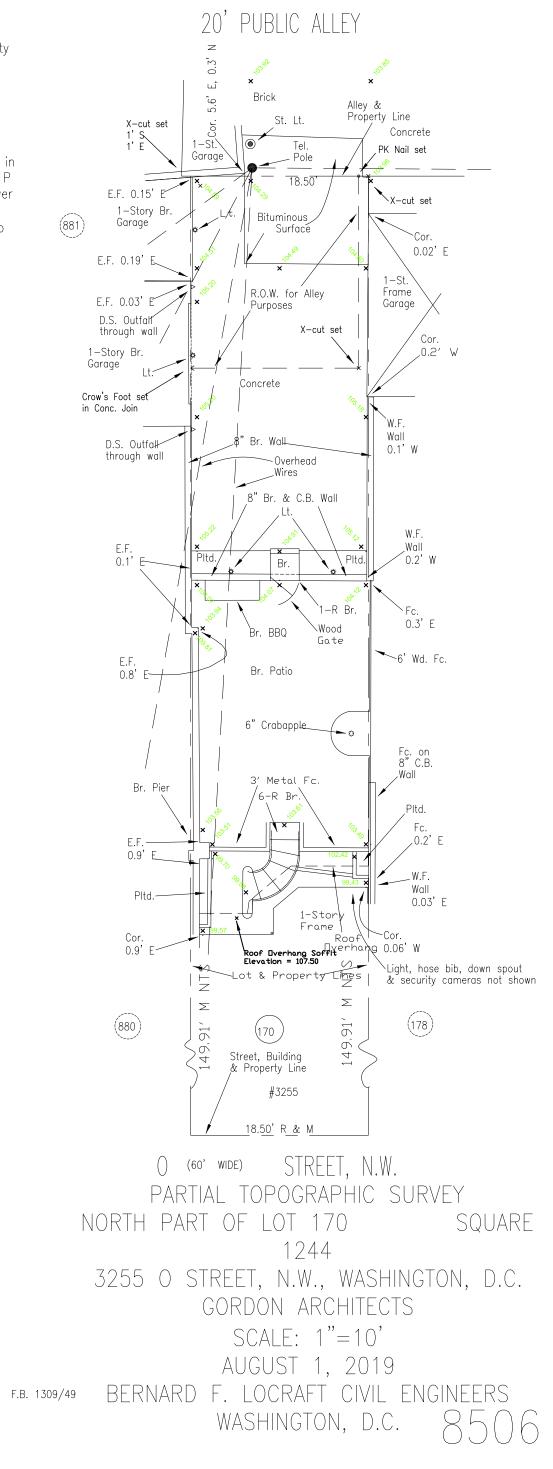
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NOTE: 1. Measured boundary shown subject to modification by the D.C. Surveyor's Office and/or private land surveyors, registered to practice in the District of Columbia, performing wall tests and/or surveys on behalf of the D.C. Surveyor. All property corners are 90°.

2. The right of way for alley purposes is shown hereon per a description of Lot 170, Square 1244, set forth in a January 2015 Easement Agreement provided by Gordon Architects. No title report has been furnished.

3. Benchmark: Sewer Invert of 2.25' x 3.37' sewer in 33rd Street, N.W., just south of the south curb of P Street, N.W.. Elevation = 95.91, D.C. Water & Sewer Utilities Administration (WASUA) datum plane. Temporary Benchmark – East tangent point of curb at the SÉ corner of 33rd & P Streets, N.W.. Elevation = 106.66 D.C. WASUA datum plane.





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NO.	DESCRIPTION	DATE
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Survey

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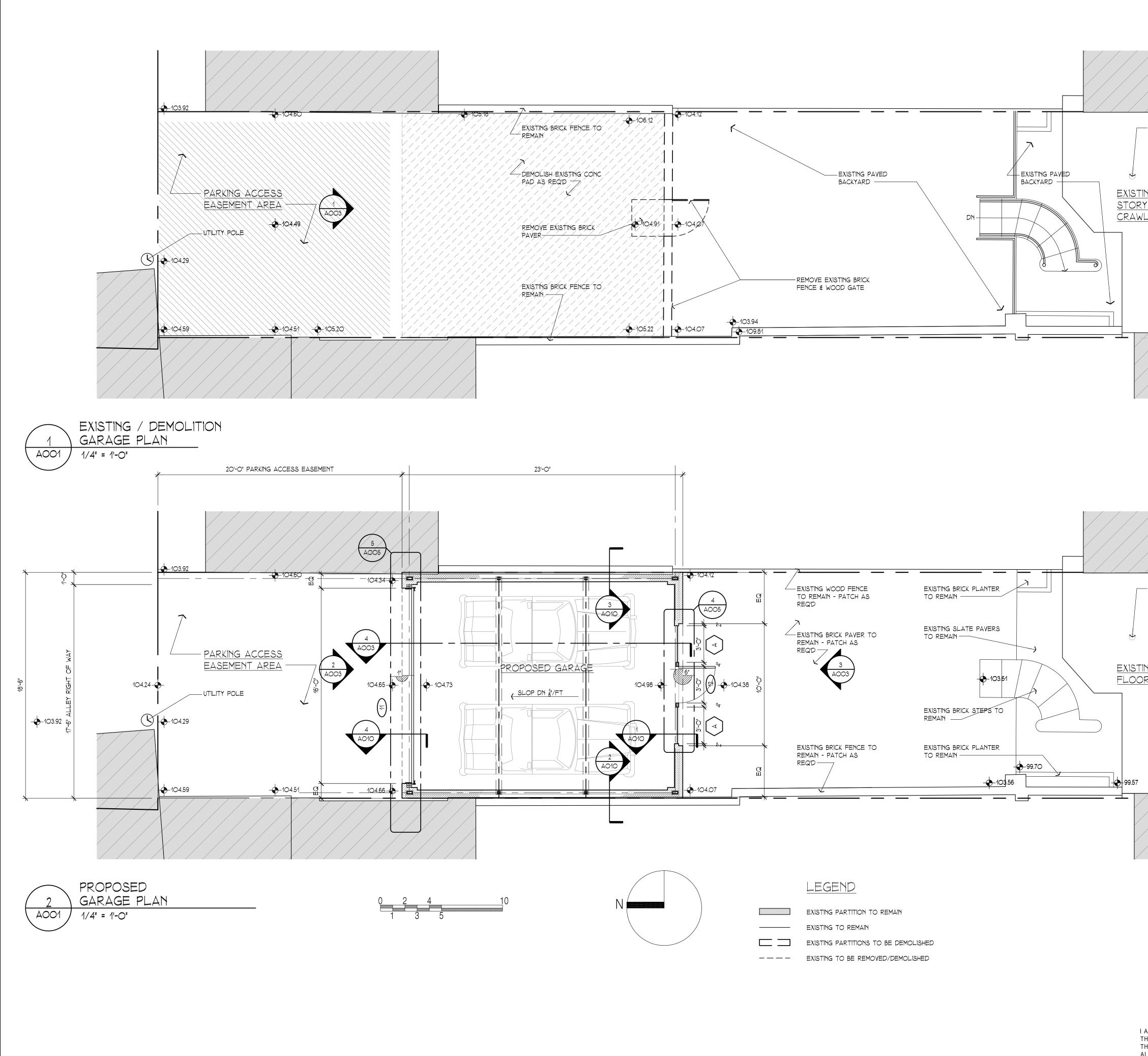
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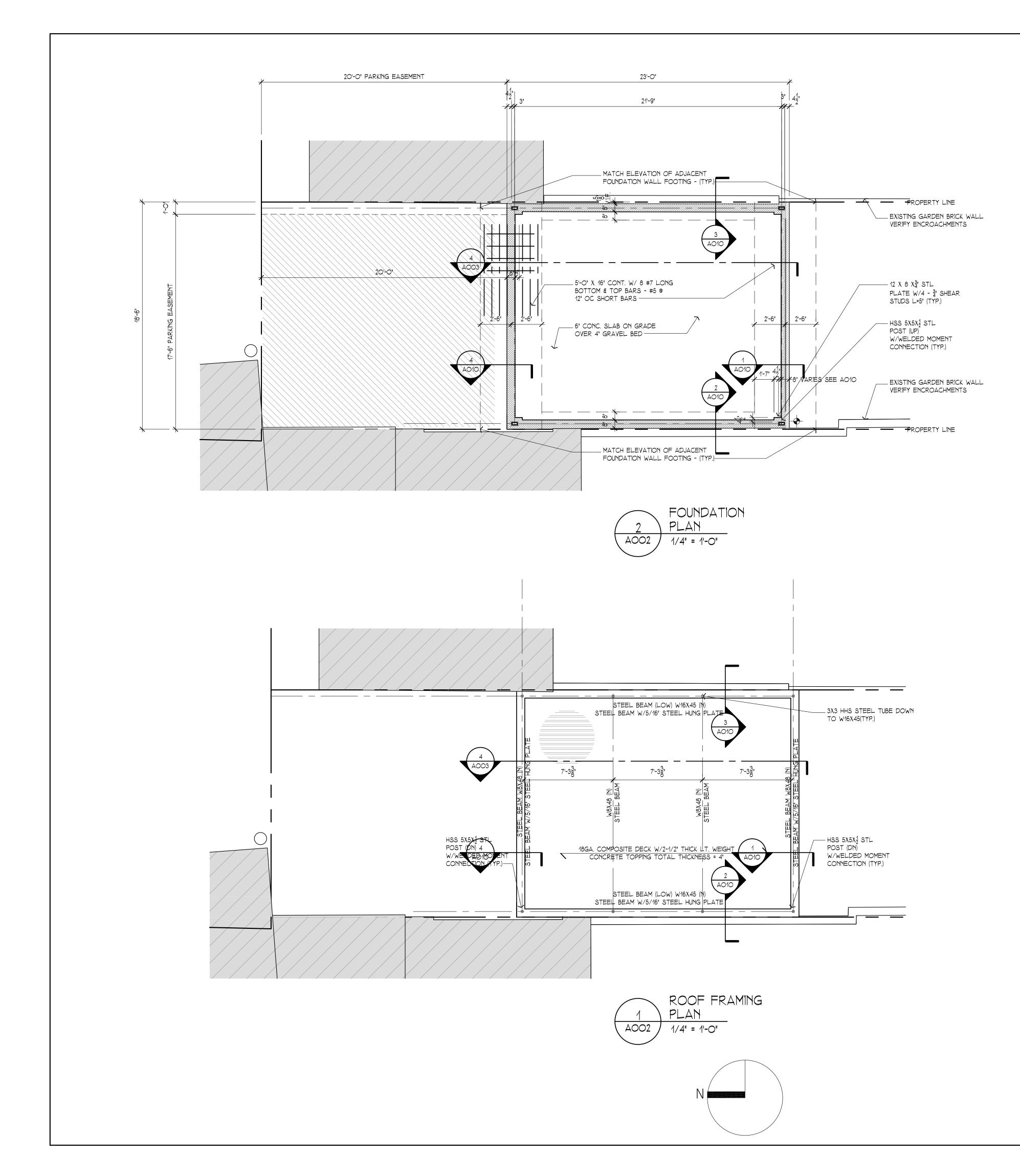
10 Nov 2020

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No. 2943



		DCRA APPROVAL	BLOCK	
EXISTING AREA DRAIN	_			
COVERED BY EXISTING ADDITION				
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		Abner/Sperling		
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	/	Floor		
		Plans		
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DEAD LOAD Floor/Roof (minimum) 15 psf Flat - roof snow load (Pf) 21 psf Snow Exposure Factor (Ce) ... 0.7 Importance factor (I) 1.0 Snow drift where applicable DEFFLECTION CRITERIA: (IBC TABLE 1604.3) Live load allowable deflection = I/360 Dead Load + Live load allowable deflection = I/240WIND LOAD Basic Wind Speed (3-second gust) . . 90 mph mportance factor (I) . . . 1.0 Exposure Category. Internal Pressure Coefficient . . GCpi= +/-0.18 . Varies from 20 psf to 30psf WIND force on MWFRS. Enclosure Classification . . . Closed Basic Wind-Force-Resisting System - Building frame System with masonry & concrete shear walls. Components and Cladding: 1-Actual pressure(s) on every component and cladding element shall be determined by the licensed professional engineer responsible for the structural design on such elements. 2-Pressure values listed below are for reference only: Minimum Inward Pressure on vertical face in the end zone 20 psf. Minimum Outward Pressure on vertical face in the end zone 20 psf. PLYWOOD SHEATHING - All plywood sheathing shall be CD-Grade, unless otherwise shown, EARTHQUAKE DESIGN with exterior glue manufactured in accordance with Product Standard PS183, latest edition. Seismic use Group MAPPED SPECTRAL RESPONCE COEFFICIENTS: Floor 3/4" index 32/16 Ss=0.16g S1 = 0.051g Plywood sheathing shall be laid with end joint staggered. Block all wall sheathing with 2x4 flat blocking at all edges. SITE CLASS D Layout plywood to eliminate any width less than 1'-0". SPECTRAL RESPONSE COEFFICIENTS: SDS =0.11g LAMINATED VENEER LUMBER (LVL) - Shall have Fb = 2800 psi, E = 2,000,000 psi. PARALLEL STRAND LUMBER (PSL) - Shall have Fb = 2900 psi, E = 2,000,000 psi. Fc = 750 psi SD1 = 0.081g LVL and PSL beams shall have min. 4" bearing and lateral support at bearing point. LVL and PSL lumber shall be protected from weather during job site storage and after installation. BASIC SEISMIC-FORCE-RESISTING SYSTEM - Building frame System with cmu & conc. shear walls. FOUNDATION - All footings shall project at least 1-0" into undisturbed natural soil or the compacted controlled fill having a bearing value at least equal to that specified above. See soil report for sub grade preparation. Bottoms of all exterior footings Analysis Procedure Utilized - Equivalent Lateral Force Procedure and footings in unheated spaces (such as garages, crawl spaces) shall be at least 2'-6" below finished grade. Wall footings shall be 12" deep and project 6" beyond each face of wall, unless noted. Elevations of bottoms SEISMIC RESPONSE COEFFICIENT: Cs=0.085 of footings have been established from available information and shall not be construed as waiving any of the minimum requirements stated above. All masonry wall footings in controlled fill are to be reinforced with 3#5 longitudinal continuous Design base shear Vs=0.69 top and bottom bars, unless noted. All disturbed earth under footings shall be replaced with concrete. fc = 2000 psi All bearing strata shall be adequately drained before foundation concrete is placed. No excavation shall be closer than at a slope of 2:1 (2 horizontal to one vertical) to a footing. Do not place concrete over frozen soil. The owner shall retain the services of a soil consultant approved by the Architect to check and verify the required soil bearing SOIL BEARING - Soil bearing capacity is 1500 psf SLABS ON GRADE - Except where otherwise noted, shall be 4" thick Min., reinforced with 6"x6"-10/10 W.W.F. Lap mesh 6" in each Friction coefficient- 0.3 direction. For all exterior slabs on grade air entrained cement with entrained air of 6% + 1% or equivalent, air entraining agent Horizontal earth pressure on CELLAR walls = 50 psf shall be used. Provide control joints at 20-0" o.c. each way in all exterior slabs on grade. Pour all interior slabs on grade in panels (alternate) with approximately 600 s.f. per bay and control joints at 30-0" o.c. max. Interior slabs shall be laid on a Horizontal earth pressure on cantilever retaining walls = 45 psf layer of 10 mil Polyethylene over a 4" layer of washed gravel, unless noted. See soil consultants recommendations for preparation Retaining walls overturning coefficient- FS=2 of sub grade. Retaining walls sliding coeficient - FS=1.5 LINTELS - Provide, unless noted otherwise, precast lightweight concrete lintels for all openings and recesses in concrete masonry unit walls: a) One 4"x8" lintel for each 4" of wall thickness b) One 6'x8' lintel for each 6" of wall thickness Reinforce each lintel unit with one #4 bar top and one #4 bar bottom, with #2 tie bars spaced at 8" o.c. Concrete lintel units shall have 8" minimum bearing at ends and may be used for openings up to 8'0". CONCRETE - All concrete construction shall be normal weight concrete and shall conform to the ACI Code 318 2005. 28-day concrete strength shall be For all openings and recesses in brick walls, provide one steel angle for each 4" of wall thickness as follows: L 3 1/2 x 3 1/2 x 5/16" for openings up to 4'-0" U.N.O. As follows: L 6 x 4 x 3/8' for openings 4'-1" to 6'-6" U.N.O Stone Concrete: Coarse aggregate shall conform to ASTM C33 L 6 x 4 x 5/8' for openings 7'-0" up to 11'-6" U.NO. fc = 4000 psi W8x15 steel beam lintel were shown on the drawings. All concrete exposed to the weather shall be air entrained with 6% +/- 1%. Unless noted. Provide 6' minimum bearing (beyond sloped brick wall) at each end or as shown on plan. WALL PROPPING - Extreme care and proper preventative measures must be taken so as not to damage, bulge or tip walls, due to equipment REINFORCEMENT STEEL - All reinforcing steel shall conform to ASTM-A615, Grade 60. Welded wire mesh to conform to ASTM-A185. Fabricate and provide standard supporting accessories in accordance with the ACI Manual of Standard and/or earth pressure or wind. Shoring, back-propping or other suitable methods of protection shall be employed until the full load of the building Practice for Detailing Reinforced Concrete Structures ACI 315 latest addition. In the garage, all reinforcing bars located is on the walls and the walls are braced. in the top 4" of the slabs and ramps shall be epoxy coated. In balconies, top and bottom reinforcing shall be epoxy coated. BACKFILL - Shall not be placed against walls until slabs on grade and framed floor slabs have been poured and reached their design strength and All continuous reinforcing shall be spliced with type 'B' splice and staggered, unless noted otherwise. Submit for approval approval received from the Engineer. Where backfill is required on both sides of walls, backfill both sides simultaneously. Where backfill is required shop drawing showing all reinforcing steel and locations of cold joints for extent of the concrete pour. on one side of wall and the framed floor is not in place, shore the wall before backfill is placed. CONCRETE PROTECTION FOR REINFORCEMENT - Reinforcing bars and mesh to have concrete cover as follows: Footings and other concrete poured against earth - 3" Formed

reinforcement at mid-depth

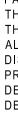
PRE-EXISTING CONDITIONS - Dimensions, if shown on drawings, were taken from the architectural drawings. General contractor shall field measure location of all existing columns and beams prior to fabrication, and will adjust all the members' length and connections accordingly. STRUCTURAL STEEL - Shall be in accordance with the latest AISC Specs. for "Design, Fabrication and Erection of Structural Steel for Buildings". Shop and field connections shall be

welded or made with 3/4" diameter minimum high strength bolts in accordance with ASTM-A325 or A490. Anchor bolts shall conform to ASTM F1554 Grade 36 unless noted. All miscellaneous steel (plates, angles and channels) shall conform to ASTM A36. Steel beams and columns (W sections) shall conform to ASTM-A992 grade 50, or ASTM A572 grade 50. Structural tubing (HSS) shall conform to ASTM A500 grade B. Steel pipe columns (P), shall conform to ASTM A53 grade B or ASTM A501. Steel beams bearing on masonry or concrete wall shall have standard angle wall anchors, unless noted. All welding shall conform to AWS Specifications. All welds to be 3/16" fillet min. 3" long unless otherwise required. Establish special procedures for welds larger than 3/8" to prevent lamellar tearing. Shear Studs shall be 3/4" diameter x 5" long conforming to ASTM A108. Shore all designated composite beams at mid span prior to placing concrete. Remove shores after concrete strength is 0.75 fc. No holes shall be DEMOLITION - Contractor shall take care during demolition not to damage other parts of the structure. Contractor is responsible for temporary shoring. located in flanges of beams unless approved by the engineer. The owner shall retain the services of a qualified inspector to inspect erected steel and connections. All full penetration welds shall be tested by ultrasonic method. See specifications for painting. No field cutting of steel members shall be permitted without prior authorization of the structural engineer. Provide steel screed angles along edge of concrete slab where required.

Submit MISCELLANEOUS - Provide all clips, inserts, ties, anchor straps, hangers, bolts and other fasteners required for this project. Verify all floor and roof openings with Architectural, for approval all steel shop drawings and calculations for connections, signed and sealed by a professional engineer registered in the building's jurisdiction. Mechanical and Electrical plans;detail and size to suit equipment furnished. Unless noted, frame all openings with 3x3x1/4 angles welded to joists chord panel points only. Verify all All steel permanently exposed to weather or soil shall be hot dip galvanized (G90). All steel erection shall be completed, including all bracing before depressions and slopes from Architectural plans. The contractor shall verify all dimensions prior to starting construction and any discrepancy shall be brought to the attention other trades start their work. of the Architect. WELDING - Welding shall be done in accordance with the American Welding Society standard code for ARC and Gas Welding in Building Construction, latest code, and shall be performed by certified welders only. All full penetration welds shall be tested by ultrasonic method. Establish special procedures for welds larger than 3/8' to prevent lamellar tearing. All welds to be 3/16" fillet min. 3" long unless otherwise required.

REINFORCED MASONRY - Fill cells containing reinforcing with 3000 psi pea gravel concrete. Build walls so that all cells line up. Provide clean-out holes above footings in block cells to be reinforced. Break all mortar protruding into block cells with the reinforcing rod and remove loose mortar. Build wall with maximum 4' 0"

"STRUCTURAL PLANS CERTIFIED AS PROVIDED IN SECTION 106.1.4.1 OF THE D.C. CONSTRUCTION CODE" [DCMR 106.1.4.1]



STRUCTURAL NOTES BUILDING CODE - IBC 2012 AND SUPPLEMENT OF DCMR 12 OF 2013.

concrete exposed to earth - 2" for bars larger than #5, 1 1/2" for #5 and smaller bars SOIL FILL COMPACTION - Is to be controlled fill. Compact fill to 95% in accordance with ASTM D-1557. Laboratory tests are to be performed on the fill material Slabs - 3/4" prior to placing to determine if the material is suitable to achieve 95% compaction. Provide field testing during backfill to determine that the fill is compacted to Interior faces of walls - 1" 95%%. See soil consultant's recommendations. Slabs on ground, unless otherwise noted, to have

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REVIEWS / REVISIONS NO. DESCRIPTION OGB Concept Filing

DATE 04 Jun 2020

Foundation & Roof Structural Plans

SCALE:

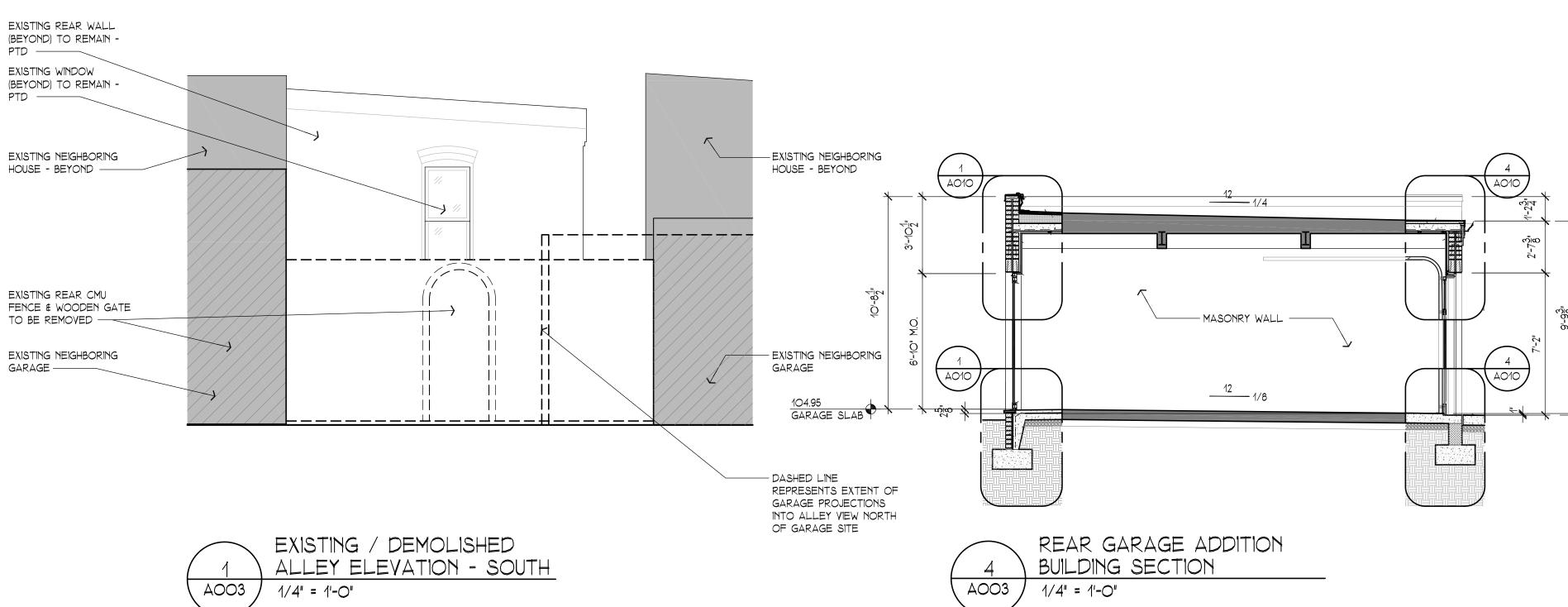
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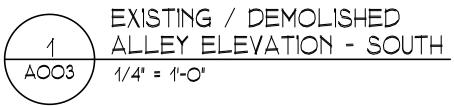
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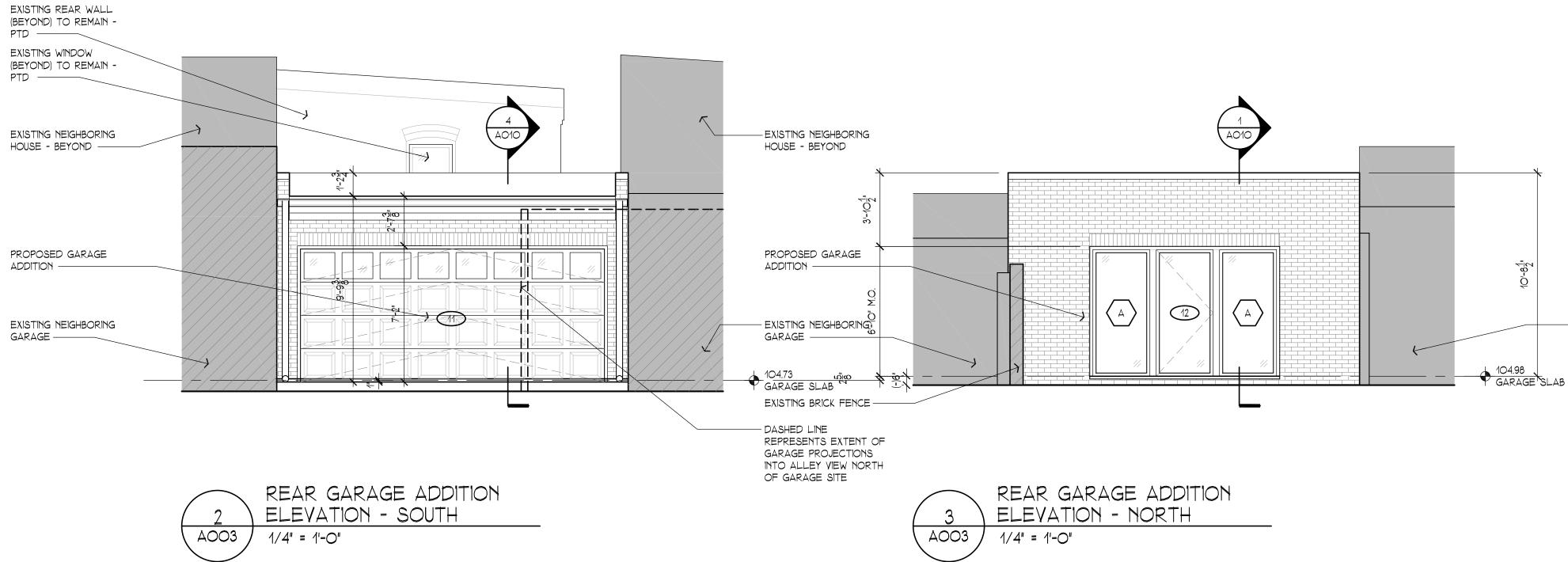
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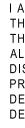
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Elevations

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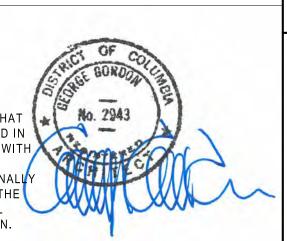
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- EXISTING NEIGHBORING GARAGE BEYOND

GARAGE SLAB

