

PROJECT DATA

OWNER:

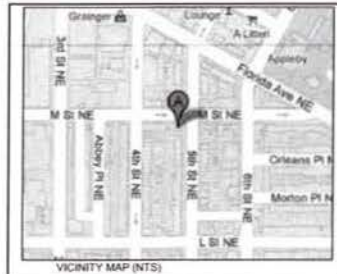
MORRISSEY RESIDENCE
423 M STREET NE
WASHINGTON, DC 20002

ZONING DATA:

LOT: 74
SQUARE: 805
LOT AREA: 880 SF
USE GROUP: R-4
CONSTRUCTION TYPE: 3B

TWO STORY ROW DWELLING W/ BASEMENT
SINGLE FAMILY DWELLING

FIRE ALARM: NO
SPRINKLER: NO
FIRE DETECTION: HARD WIRED AND INTERCONNECTED
SMOKE DETECTORS W/ BATTERY BACKUP
ACCESSIBILITY: NO



STRUCTURAL DESIGN CRITERIA:

DESIGN/ LIVE LOADS

FLOORS: 40 PSF
ROOF: 30 PSF MINIMUM
EARTHQUAKE LOADS: SEISMIC DESIGN CATEGORY A, AS PER IRC R301.2

SOIL BEARING: 1500 PSF, ASSUME SANDY CLAY AS PER IRC R401.4.1

ADDITION

LIVE LOAD: 40 PSF
WIND LOAD: 90 MPH, 20 PSF MINIMUM

WOOD STRUCT MEMBERS TO BE NON ARSENIC, SOUTHERN PINE SS
EXTREME FIBER STRESS IN BENDING: 1200 PSI
MODULUS OF ELASTICITY: 1.4X10-6 PSI
ALLOWABLE DEFLECTION: 1/360 OF SPAN

LATERAL LOAD RESISTING STRUCTURAL SYSTEM: 1/2" WOOD STRUCTURAL
PANEL SHEATHING FOR 16" OC STUDS. PANELS TO BE IN ACCORDANCE WITH
IRC TABLE R602.3(3)

ROOF OF ADDITION

SNOW LOAD: 30 PSF
WIND LOAD: 90 MPH
RAFTERS TO BE SOUTHERN PINE SS
EXTREME FIBER STRESS IN BENDING: 1200 PSI
RAFTERS- MODULUS OF ELASTICITY: .88 PSI
HURRICANE TIES TO BE LOCATED AT 24" OC,
RATED FOR -134.22 LBS

HANDRAILS

LIVE LOAD: 200 PSF

STAIRS

40 PSF OR 300 LBS CONCENTRATED LOAD, ACTING OVER 4 SQ INCHES

ANCHORAGE SYSTEMS

ANCHORS, BOLTS, LEVELING PLATES, OR BEARING PLATES TO BE LOCATED &
BUILT INTO CONNECTING WORK PRESET BY TEMPLATES OR SIMILAR METHODS.
PLATES TO BE SET IN FULL BEDS OF NON SHRINK GROUT AFTER LEVELING &
ADJUSTMENT. ONE SHOP COAT OF PAINT TO BE APPLIED TO ALL STRUCTURAL
MEMBERS EXCEPT THOSE AREAS REQUIRING FIELD WORK.

ALL CONNECTIONS TO BE BOLTED WITH MIN. 1/2" DIA A325 OR A490 HIGH
STRENGTH BOLTS OR WELDED. USE FULL DEPTH DOUBLE ANGLE
CONNECTIONS ON ALL GIRDER AND BEAM CONNECTIONS TO COLUMNS, UNLESS
OTHERWISE NOTED. INFILL BEAM CONNECTIONS TO BE FULL DEPTH DOUBLE
ANGLE CONNECTIONS, UNLESS OTHERWISE NOTED. BOLTS TO BE 3" OC VERT.

THIRD FLOOR ADDITION

Morrissey Residence
423 M Street NE
Washington, DC 20002

DRAWING INDEX

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PROJECT DESCRIPTION:

NEW THIRD STORY ADDITION. EXISTING REAR DECK TO REDUCED.

APPLICABLE BUILDING CODES:

DCMR 11
IBC 2006
IRC 2006
DCMR 12-B, DC CONSTRUCTION CODES SUPPLEMENT 2008 EDITION
IEBC 2006 & DCMR 2008 SUPPLEMENT

FIRE RATING DATA:

EXTERIOR LOAD BEARING FACE-ON-LINE WALLS
1 HOUR RATED WOOD FRAME W/ VENEER
EXTERIOR LOAD BEARING PARTY WALLS
2 HOUR RATED SOLID MASONRY, 12" THICK
FLOOR FRAMING
0 HOUR RATED, 2X10 WOOD JOISTS @ 16" OC
ROOF FRAMING
1 HOUR RATED w/IN 4" OF P.L.: 2X8 RAFTERS, OR
2 HOUR RATED PARAPET WALL TO 30" ABOVE ROOF

IF ZONING ADJUSTMENT

NO. 18379

LIBIT NO. 8

REVISIONS

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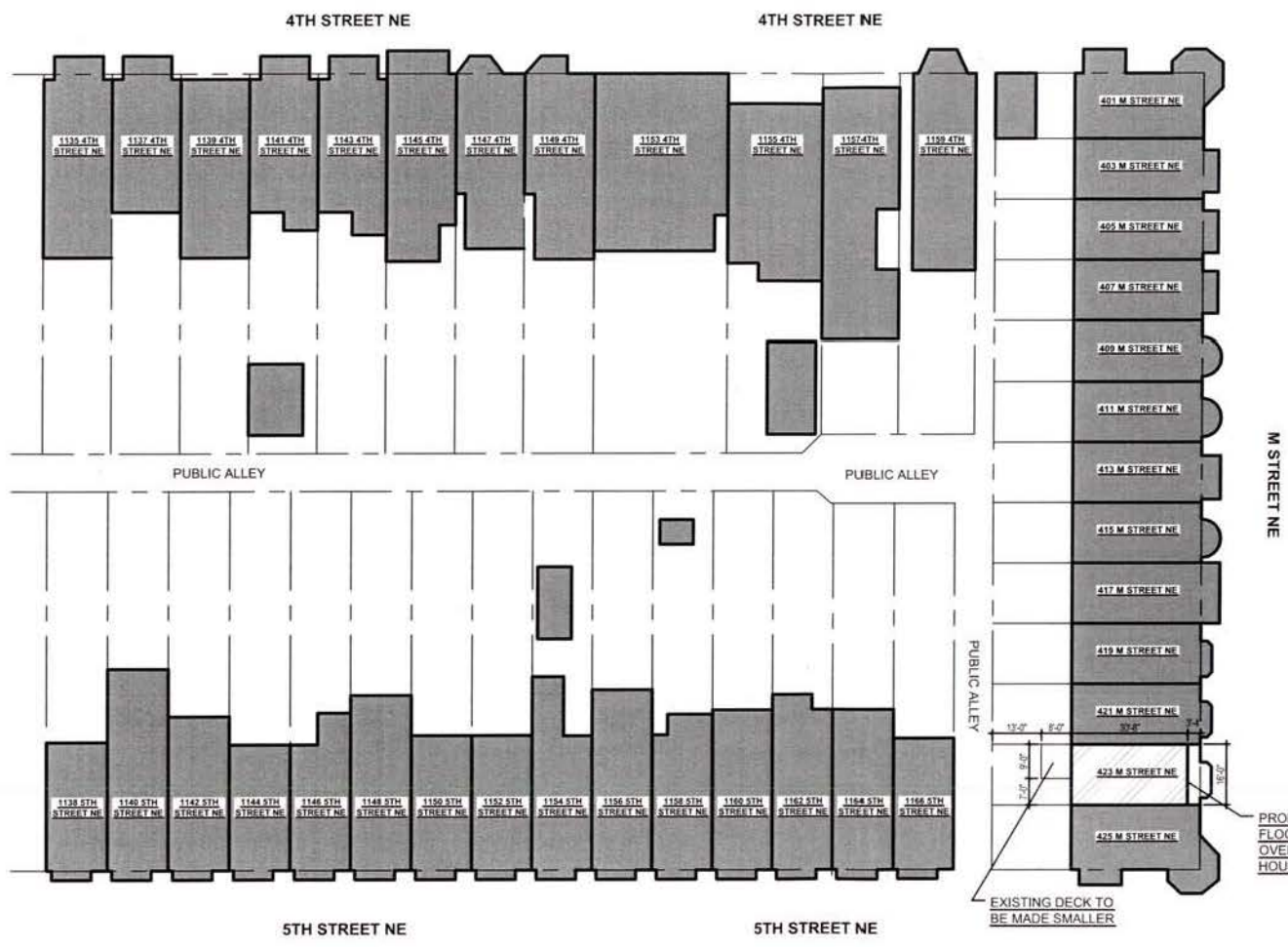
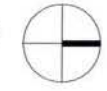
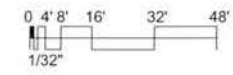
COVER SHEET

C-1

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1 BLOCK SITE PLAN
C-3 SCALE: 1/16"=1'-0"



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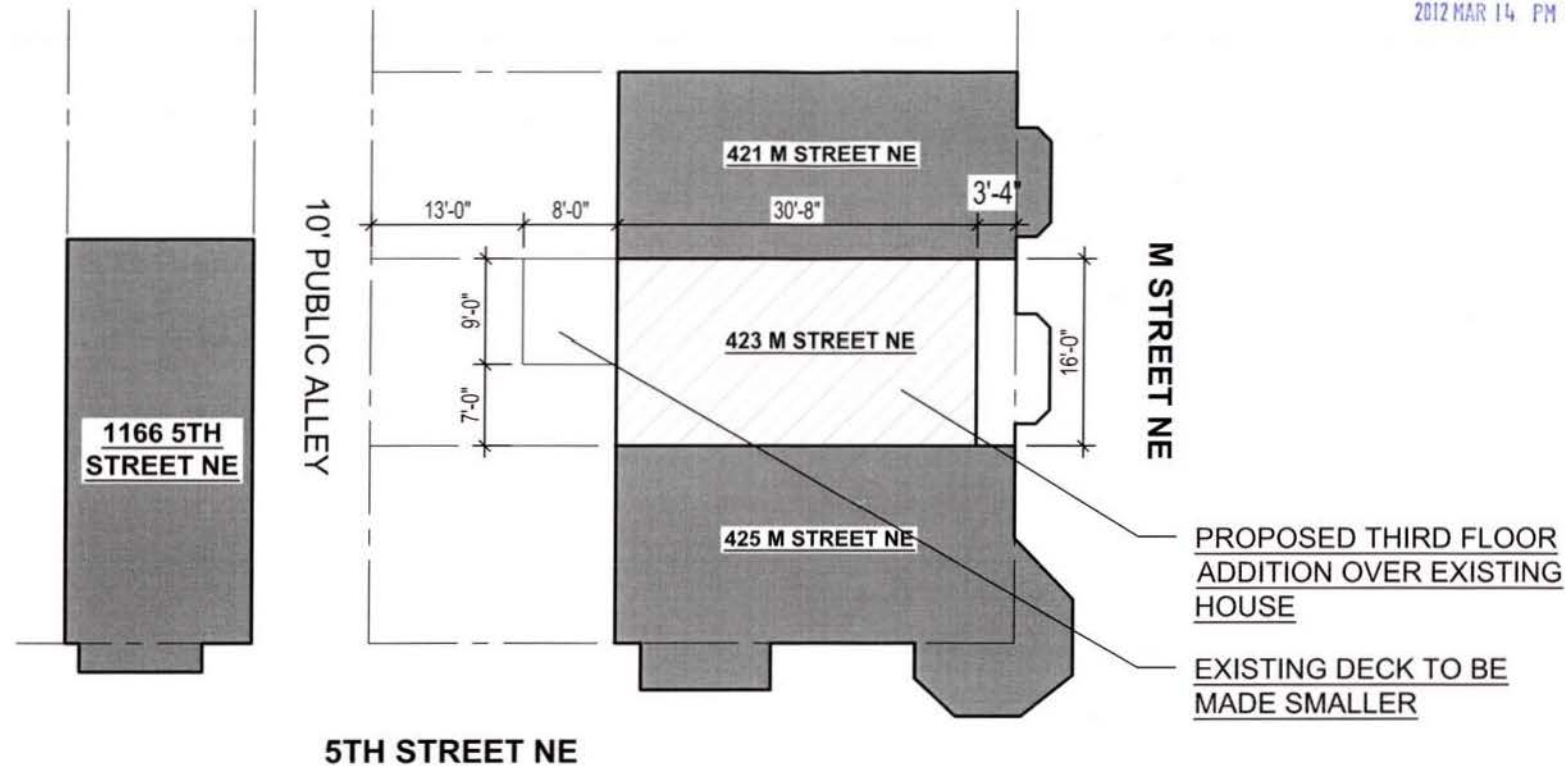
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SCALE: 1/16"=1'-0"

SITE PLAN

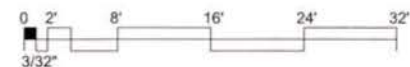
C-3

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1 SITE PLAN
C-2 SCALE: 3/32"=1'-0"



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SCALE: 3/32"=1'-0"

SITE PLAN
C-2



1 FRONT OF HOUSE
C-4



2 REAR OF HOUSE
C-4

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COVER SHEET

C-4



1
C-5

VIEW FROM M STREET NE, LOOKING EAST



2
C-5

VIEW FROM M STREET NE, LOOKING WEST

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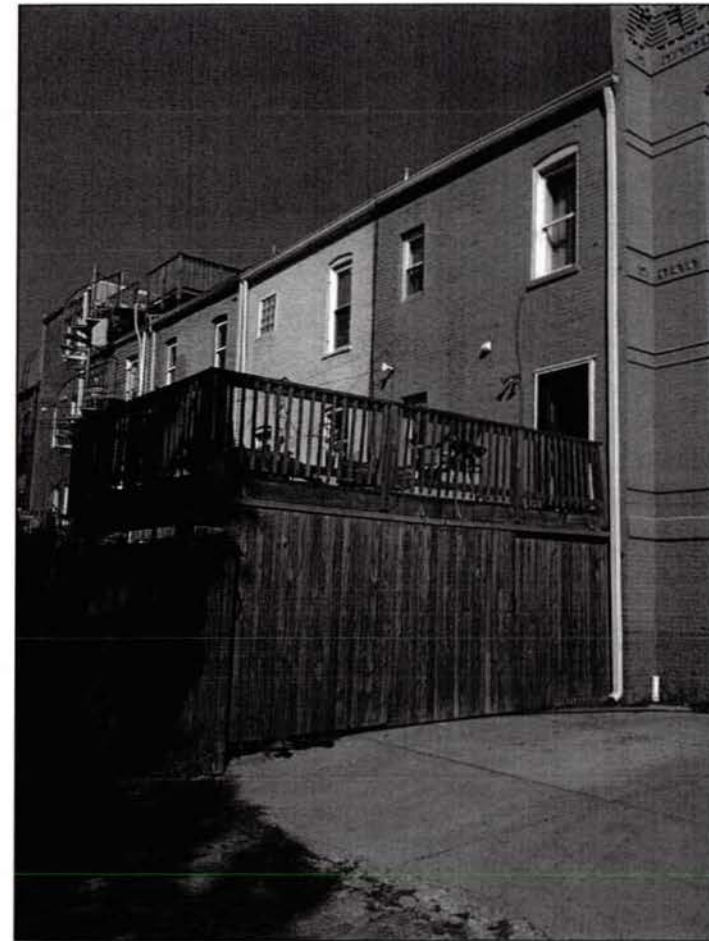
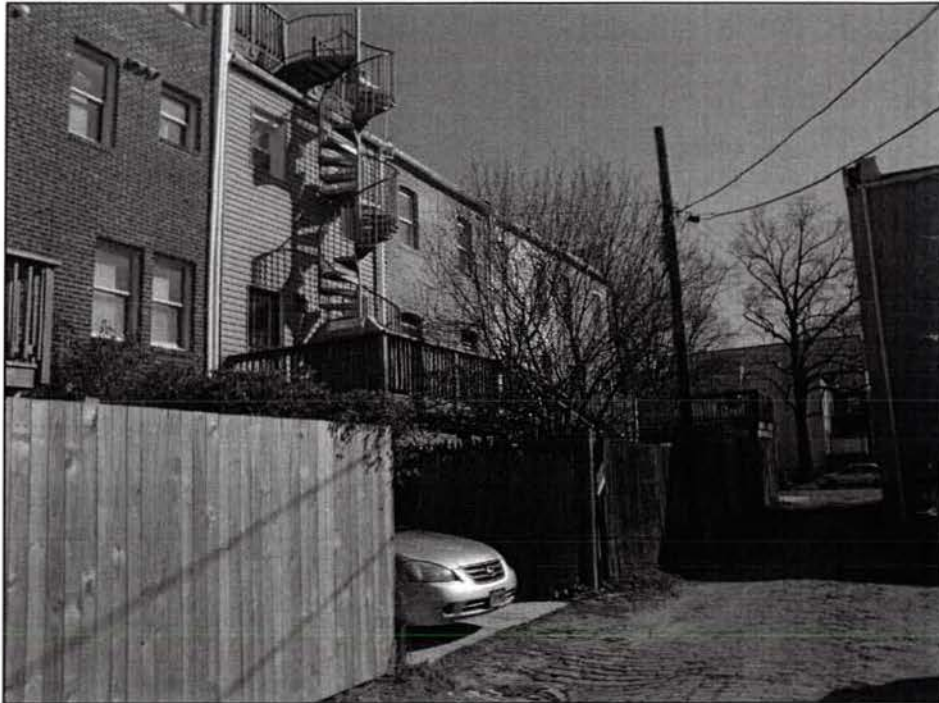
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COVER SHEET

C-5



1 VIEW FROM ALLEY, LOOKING EAST
C-6

2 VIEW FROM ALLEY, LOOKING WEST
C-6

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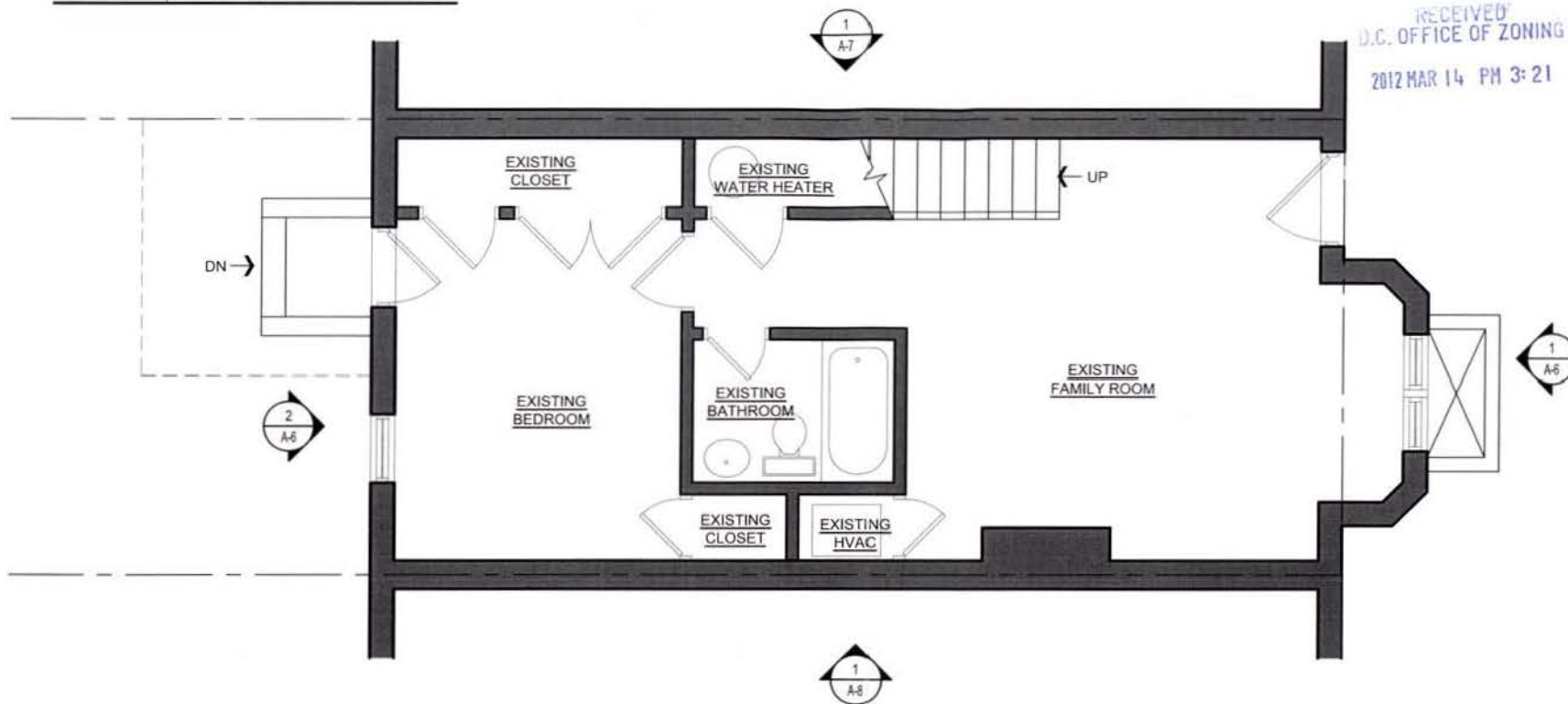
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COVER SHEET

C-6

NO WORK, FOR INFORMATION ONLY

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GENERAL CONSTRUCTION NOTES:

1. CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS AT THE JOB SITE BEFORE STARTING THE WORK. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES OR POTENTIAL CONFLICTS BEFORE PROCEEDING WITH THE WORK.
2. DIMENSIONS ARE FROM FACE OF GWB OR EXPOSED MASONRY UNLESS OTHERWISE NOTED.
3. THOSE DIMENSIONS WHICH REQUIRE FIELD VERIFICATION ARE IDENTIFIED WITH ±. DIMENSIONS, OR LABELED "VIF". DIMENSIONS NOT SO NOTED ARE INTENDED TO BE HELD. FIELD VERIFY ALL DIMENSIONS PRIOR TO FABRICATION OR INSTALLATION OF BUILDING COMPONENTS.
4. WHERE DISCREPANCIES OCCUR BETWEEN VARIOUS DRAWINGS OBTAIN CLARIFICATION FROM THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
5. WHERE SPECIFIC DETAILING IS NOT SHOWN, EXECUTE THE CONSTRUCTION IN A SOUND, WORKMANLIKE MANNER CONSISTENT WITH THE OTHER DETAILING SHOWN.
6. PROVIDE BLOCKING WITHIN PARTITIONS FOR ALL WALL MOUNTED WOODWORK, APPLIANCES, AND ACCESSORIES.
7. EXISTING SURFACES DISTURBED BY DEMOLITION OR NEW CONSTRUCTION SHALL BE PATCHED TO BE FLUSH WITH SURROUNDING SURFACES. THE FINISHED SURFACE IS TO BE LEVEL AND PLUMB TO WITHIN 1/8" IN 10 FEET, UNLESS OTHERWISE SPECIFIED.

1 BASEMENT FLOOR PLAN
A-1 SCALE: 1/4"=1'-0"

LEGEND:

- EXISTING PARTITION TO REMAIN
- NEW PARTITION



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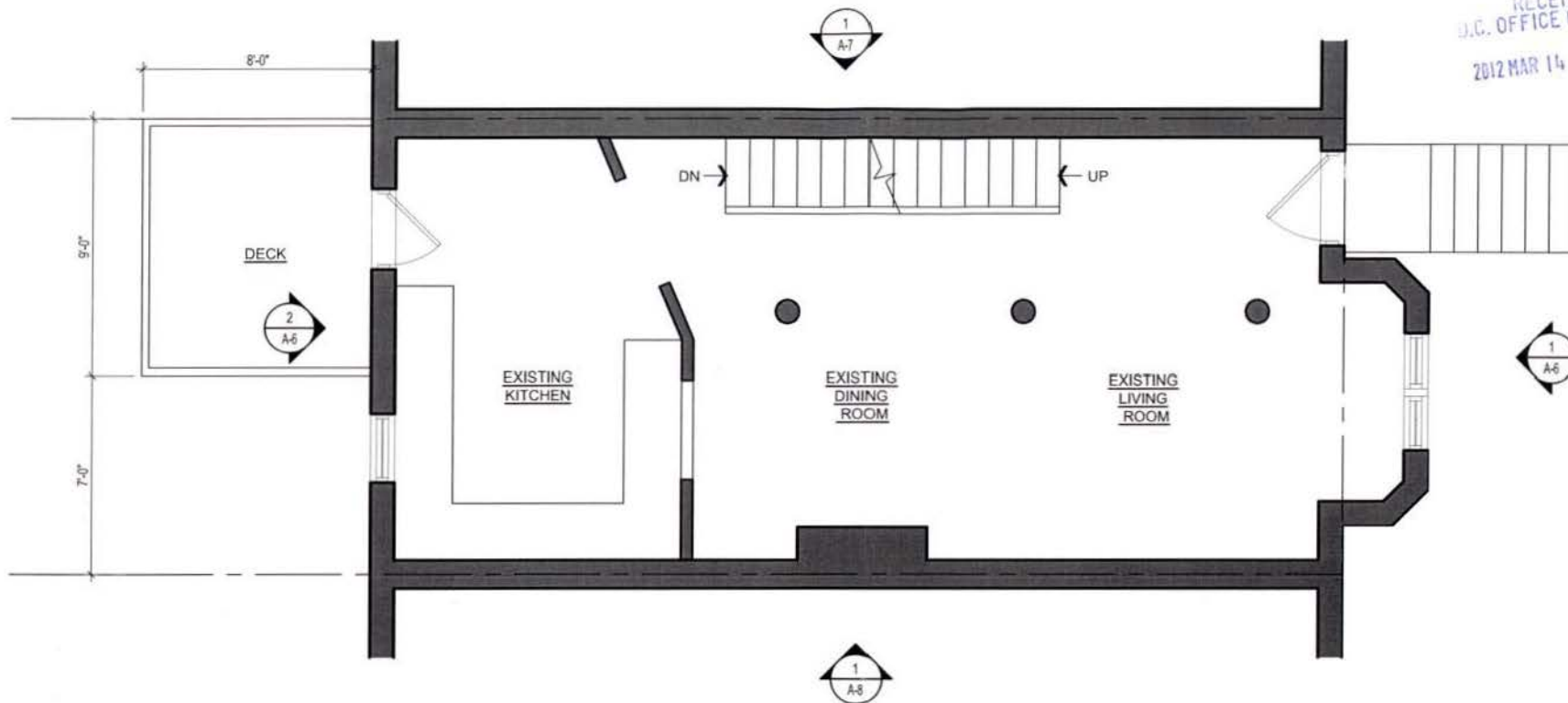
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SCALE: 1/4"=1'-0"

BASEMENT
FLOOR PLAN

A-1



1 FIRST FLOOR PLAN
2 SCALE: 1/4"=1'-0"

LEGEND:

- EXISTING PARTITION TO REMAIN
- NEW PARTITION



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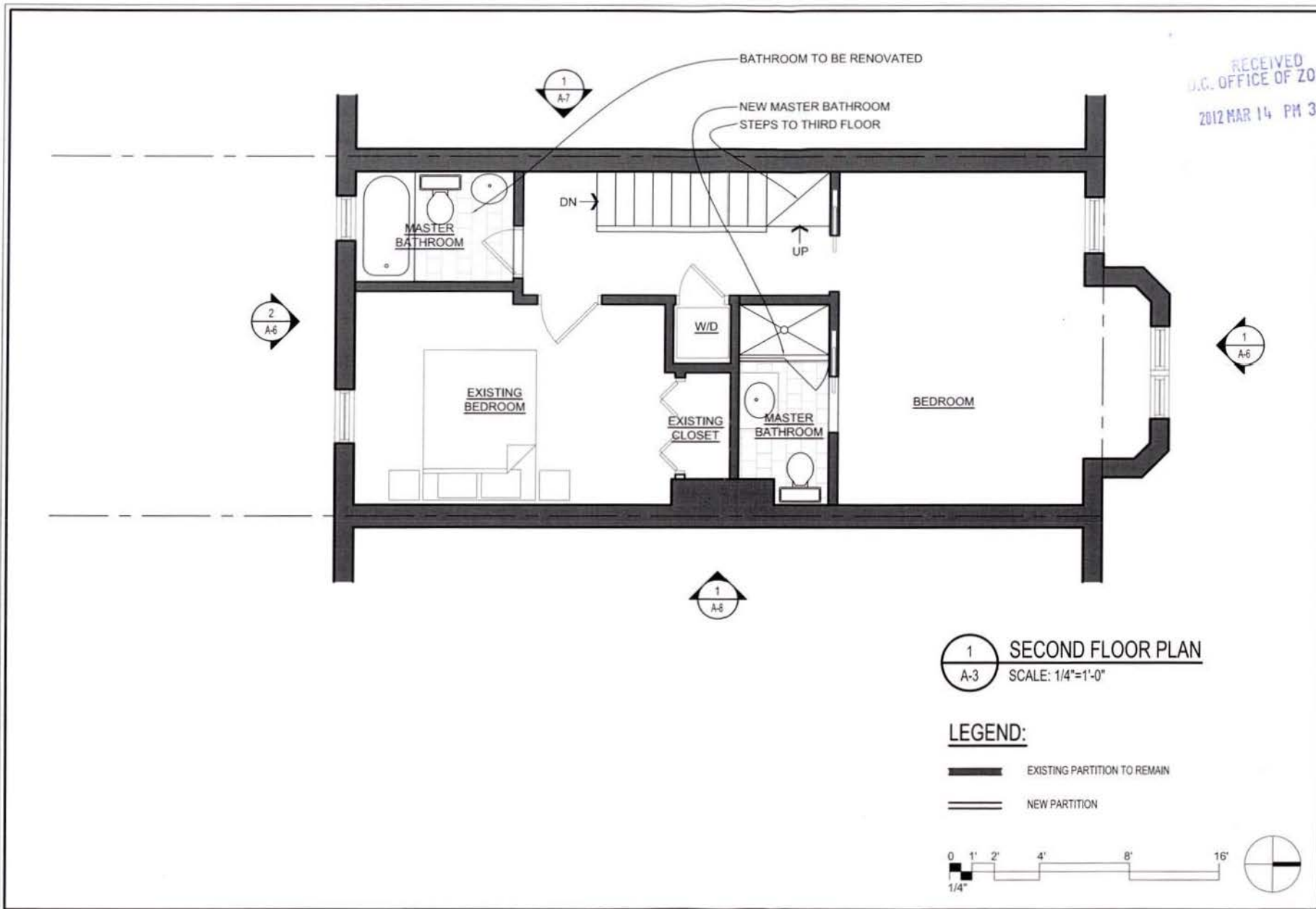
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FIRST FLOOR PLAN

A-2



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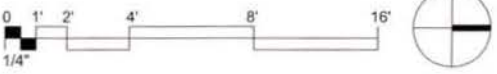
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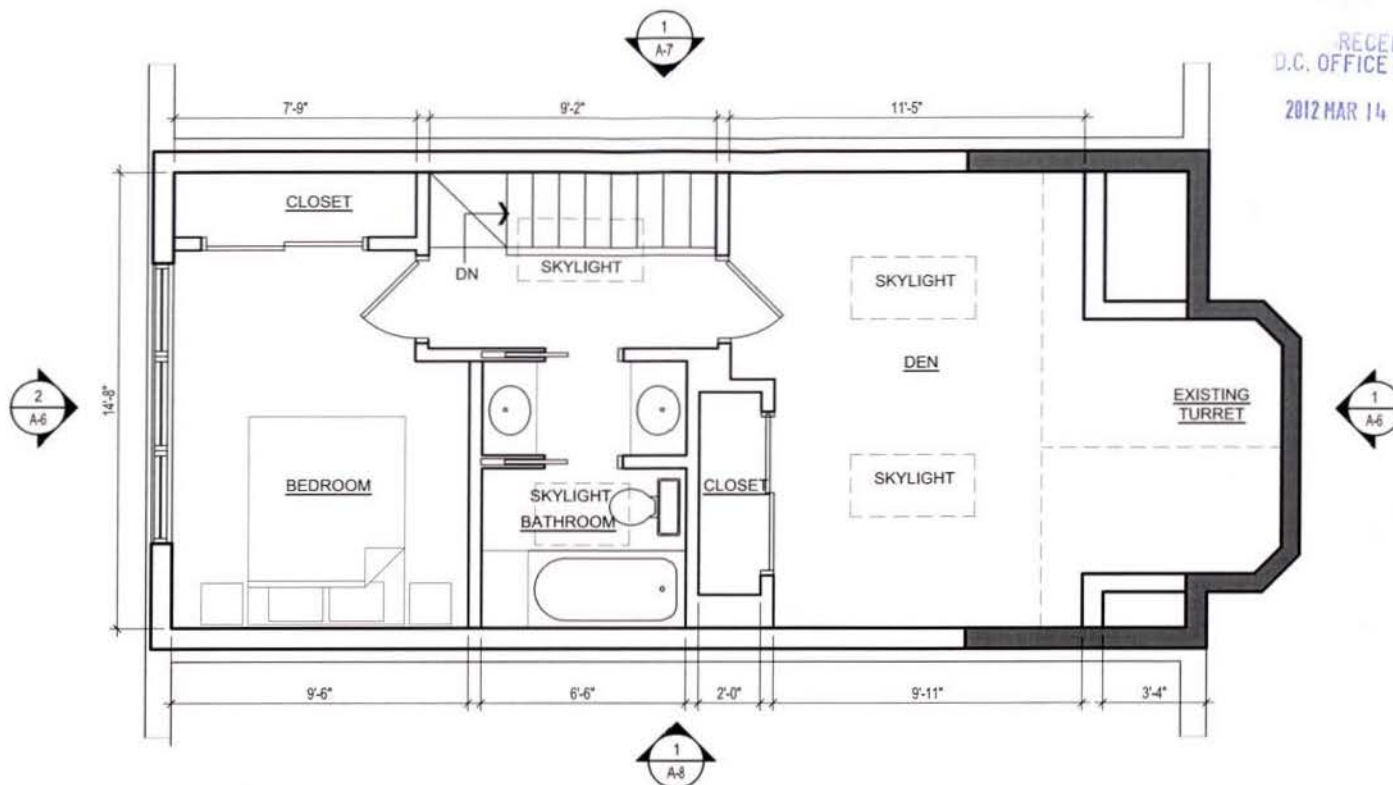
1 SECOND FLOOR PLAN
A-3 SCALE: 1/4"=1'-0"

- LEGEND:**
- EXISTING PARTITION TO REMAIN
 - NEW PARTITION



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SCALE:	1/4"=1'-0"
SECOND FLOOR PLAN	

A-3



1
A-4
THIRD FLOOR PLAN
SCALE: 1/4"=1'-0"

LEGEND:

-  EXISTING PARTITION TO REMAIN
-  NEW PARTITION



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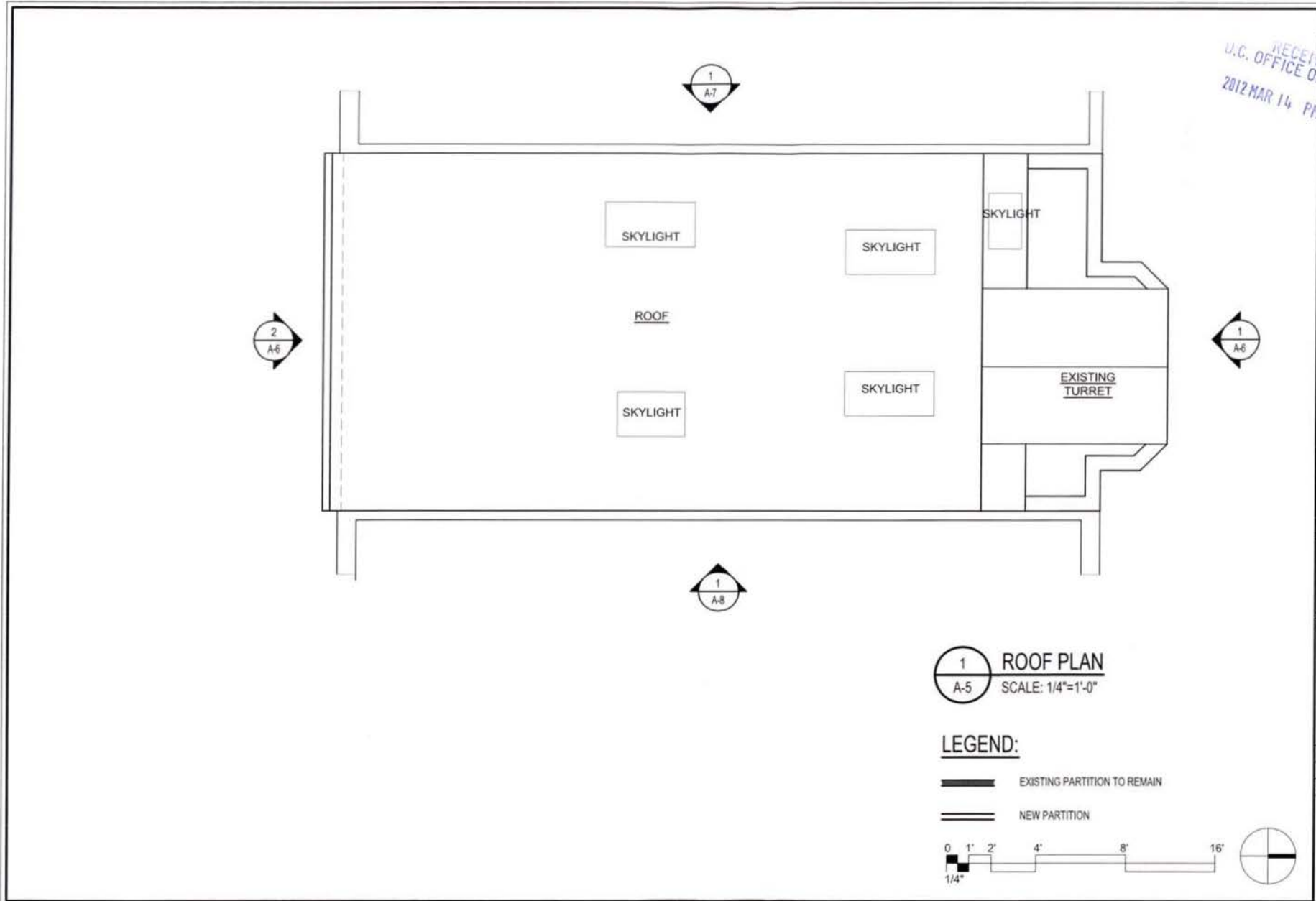
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THIRD FLOOR PLAN

A-4



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

ROOF PLAN

A-5



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ANK
TRIM

- HARDI PLANK SIDING & TRIM
- ALUM. CLAD CASEMENT WINDOWS

—EXISTING
MASONRY
STRUCTURE

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DATE:	3-14-12
SCALE:	1/4"=1'-0"
EXTERIOR ELEVATION	

A-6

ROOF

10'-6"

THIRD FLOOR

9'-8"

SECOND FLOOR

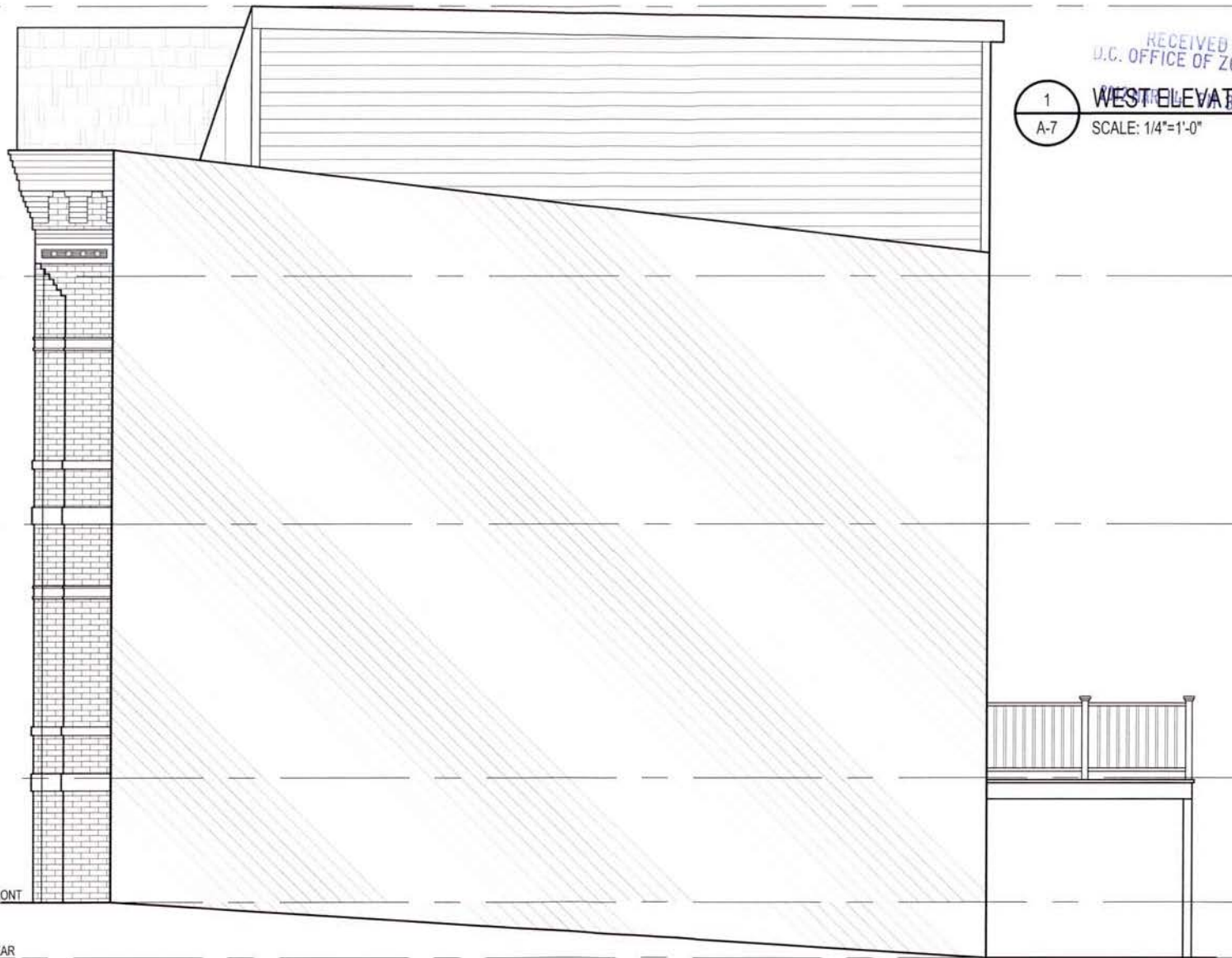
9'-11"

FIRST FLOOR

7'-0"

EXISTING GRADE @ FRONT

EXISTING GRADE @ REAR



1
A-7

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WEST ELEVATION

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

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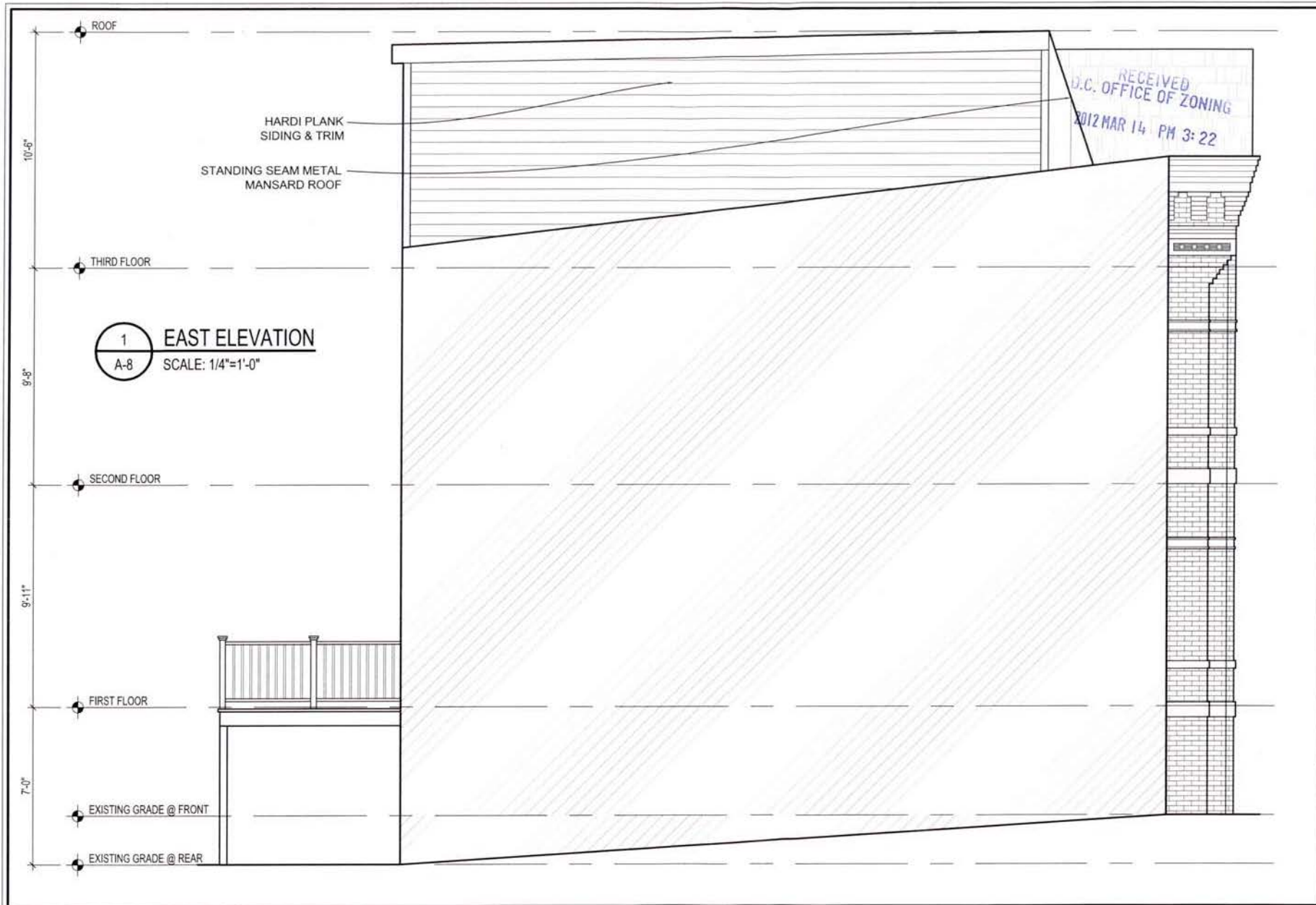
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EXTERIOR ELEVATION

A-7



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EXTERIOR ELEVATION

A-8