

1121 MORSE STREET, NE

WASHINGTON, DC 20002

BZA SET- DECEMBER 2017

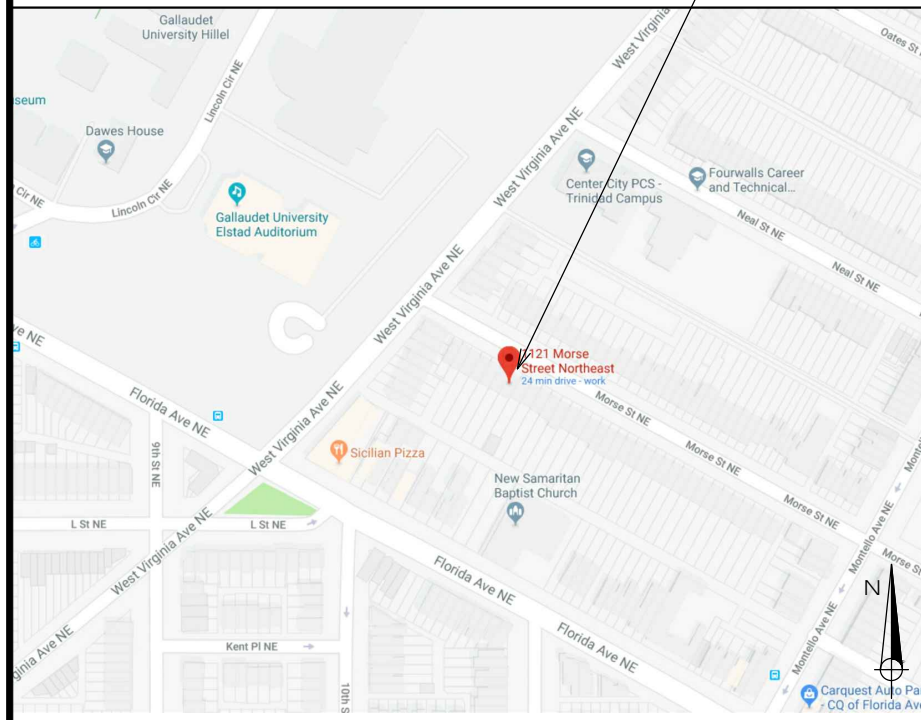
LOT: 138 SQUARE: 4070

SCOPE OF WORK
 RENOVATE EXISTING BUILDING AND PROVIDE REAR AND TOP FLOOR ADDITION TO CREATE 3 UNIT BUILDING.

DRAWING INDEX		
A000- COVER	A104- EXISTING SECTION	A401- SUN & SHADOW STUDIES
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LOCATION



GENERAL NOTES / CODE ANALYSIS

GENERAL INFORMATION	EXISTING	PROPOSED BUILDING
USE GROUP	SINGLE FAMILY	R-2
TYPE OF CONSTRUCTION	V-B	V-B
FULLY SUPPRESSED (SPRINKLED)	-	YES (AUTOMATIC)
BUILDING FOOTPRINT	841 SF	1601 SF
BUILDING HEIGHT	30'-0"/2 STORIES+CELLAR	34'-11" / 3 STORIES+ CELLAR
GROSS FLOOR AREA (GFA)	N/A	N/A
NUMBER OF EXITS	-	2

SOUND TRANSMISSION	-	STC50 IIC50 BETWEEN UNITS
FIRE ALARM	-	YES; HARDWIRED AND INTECONNECTED ON DEDICATED CIRCUIT WITH BATTERY BACKUP
SMOKE DETECTORS	-	YES; EXTERIOR WALLS @ R20; ROOF @ R-49
INSULATION	-	

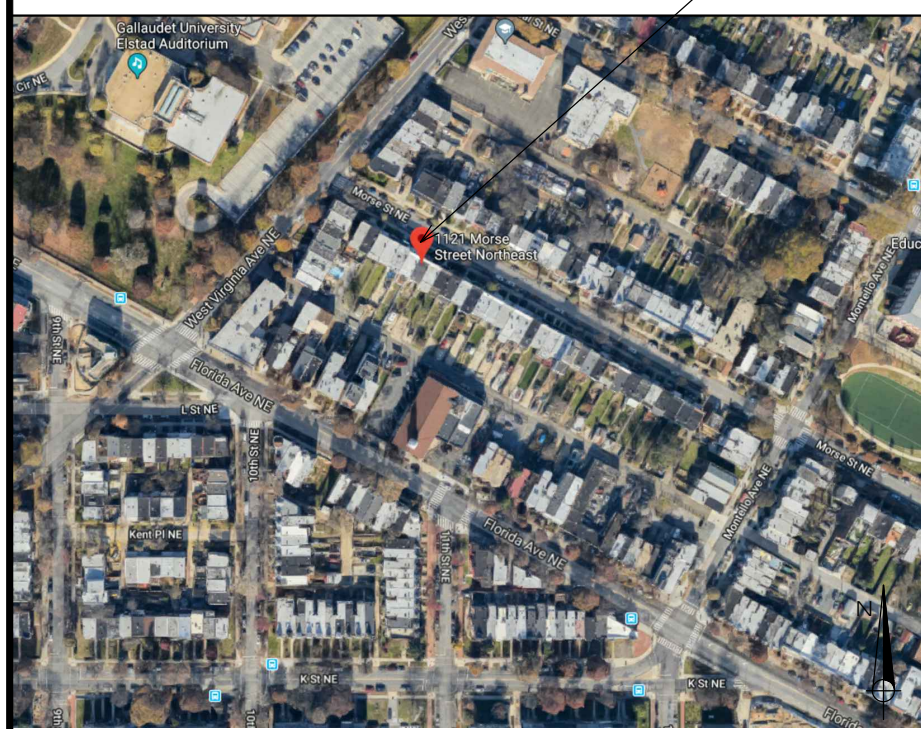
COVERING CODES
 2013 DISTRICT OF COLUMBIA MUNICIPAL REGULATIONS
 2012 INTERNATIONAL BUILDING CODE

FIRE RATINGS		
FIRE SEPARATION WALLS/PARTY WALLS	2 HR:	(UL U301-above grade / UL U905-below grade)
STAIR ENCLOSURES	1 HR:	(UL U311)
COLUMNS AND GIRDERS		(none provided)
FLOOR / CEILING CONSTRUCTION	1HR:	(UL L570)
ROOF CONSTRUCTION	1HR:	(UL L570)
TENANT SEPARATION/CORRIDOR	1HR:	(UL L311)

GENERAL NOTES / ZONING CODE ANALYSIS
 1121 MORSE ST NE,
 WASHINGTON DC, 20002

ZONING DISTRICT	RF-1	TOTAL LOT AREA	2,797 SF
		TOTAL LOT WIDTH	19'-2 3/4"
LOT	138		
SQUARE	4070		
REQUIREMENT	EXISTING	ALLOWABLE / REQUIRED	PROPOSED
LOT OCCUPANCY	30% (841SF)	60% (1678 sf)	57% (1601SF)
HEIGHT	30'-0"/2 STORIES+CELLAR	35'-0"	34'-11" / 3 STORIES+ CELLAR
SIDEYARD WIDTH	0	0	0
REAR YARD SETBACK	91'-0"	20'-0" MIN	58'-0"
PARKING	1	0	2
FRONT YARD	N/A	N/A	EXISTING/ NO CHANGE
DWELLING UNITS	1	-	3

VICINITY MAP



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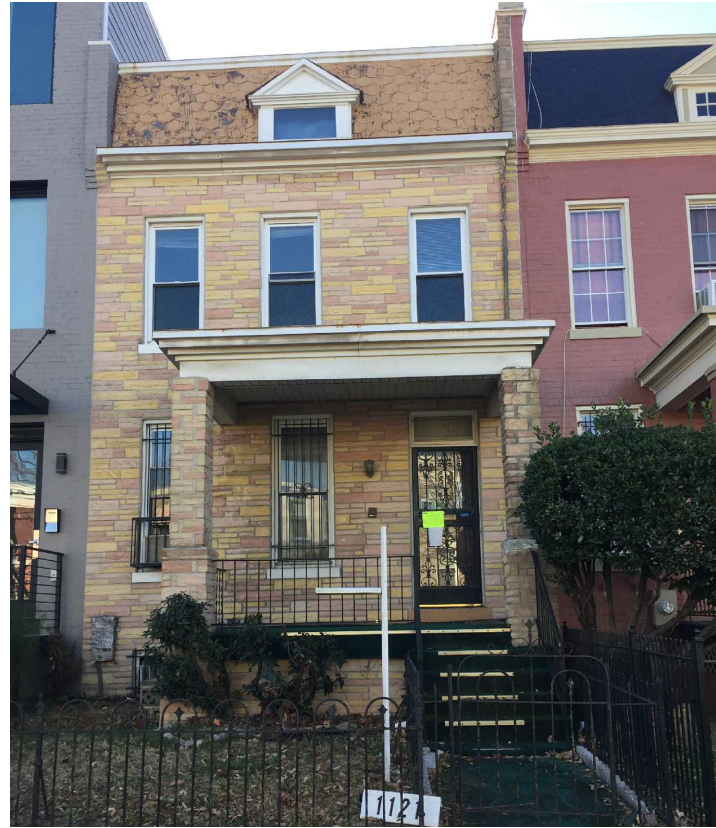
COVER

REVISIONS

SCALE

12/27/2017
 ISSUE

Board of Zoning Adjustment
 District of Columbia
 CASE NO. 19035
 EXHIBIT NO. 47
A000
 DRAWING NUMBER



— 1121 MORSE ST NE- FRONT



— 1121 MORSE ST NE- FRONT

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EXISTING
 PHOTOS



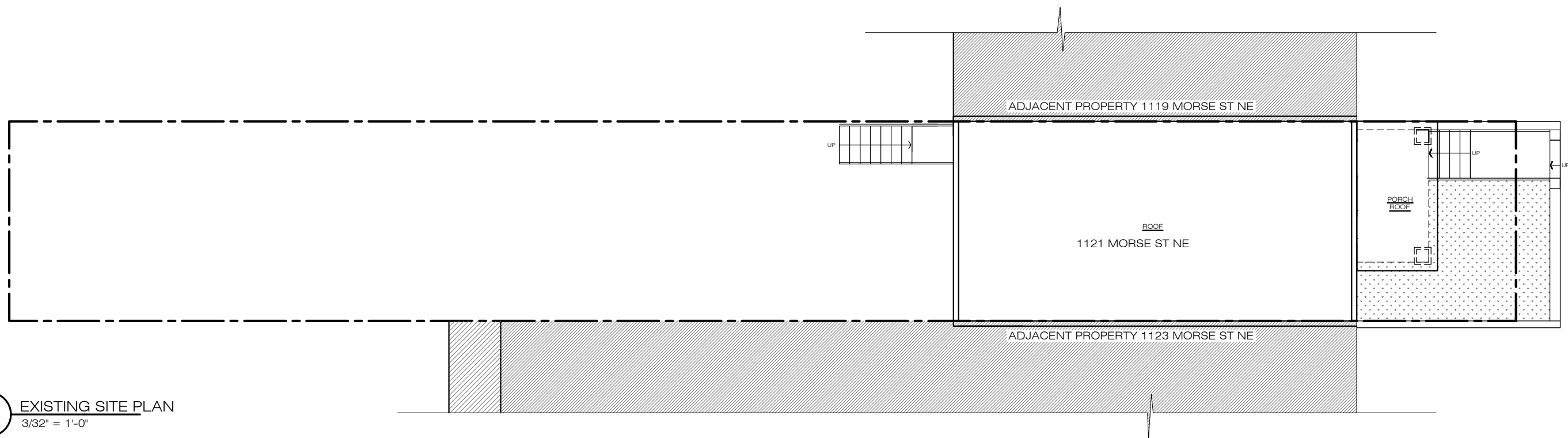
REVISIONS

SCALE

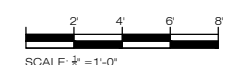
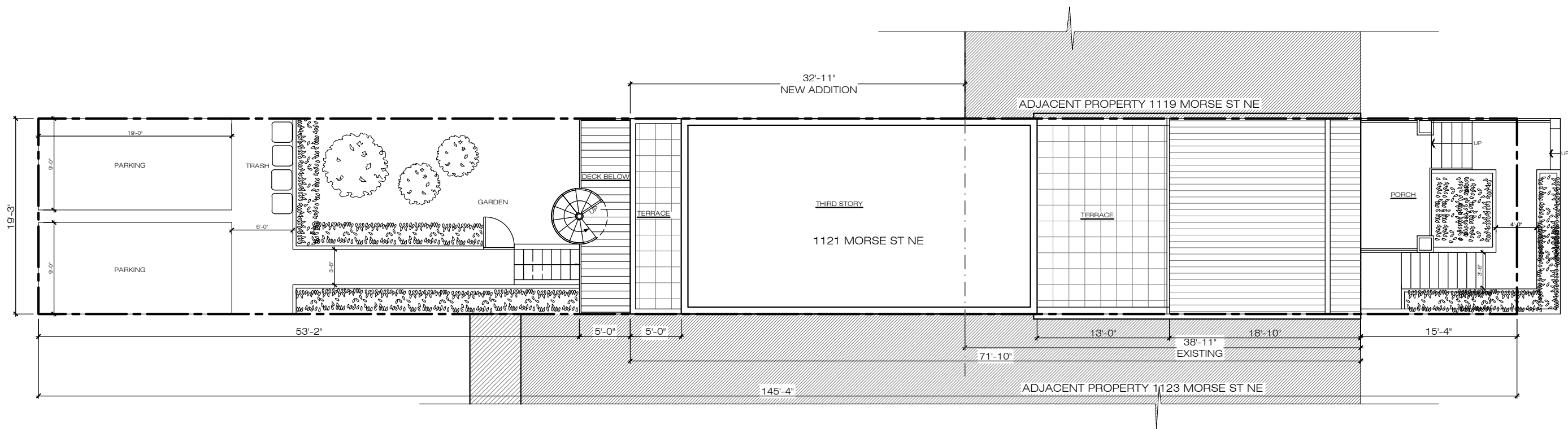
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 ISSUE

A001
 DRAWING NUMBER

1 EXISTING SITE PLAN
3/32" = 1'-0"



2 PROPOSED SITE PLAN
3/32" = 1'-0"



NEW
 EXISTING TO REMAIN



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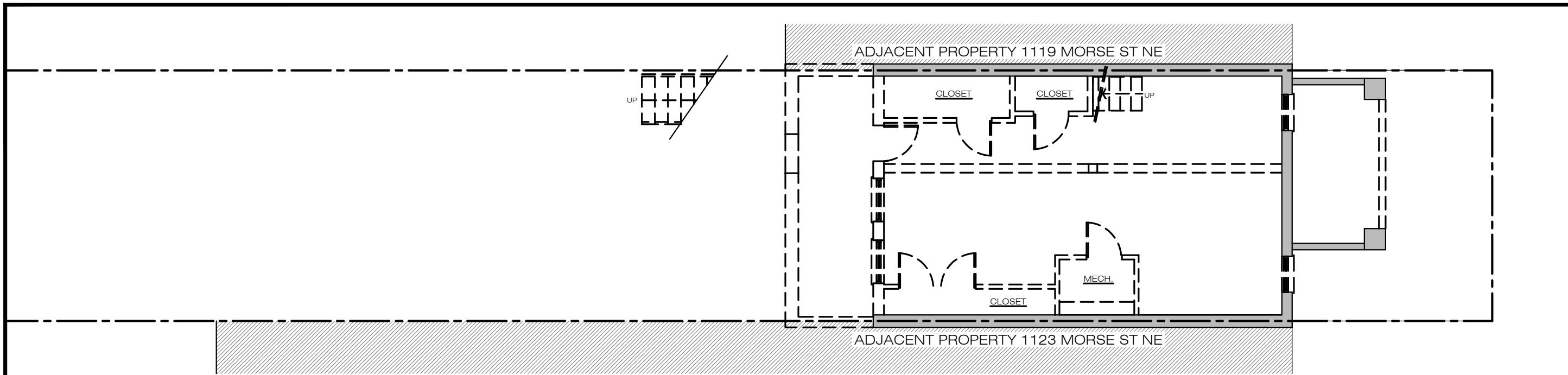
SITE PLANS

NO.	REVISIONS

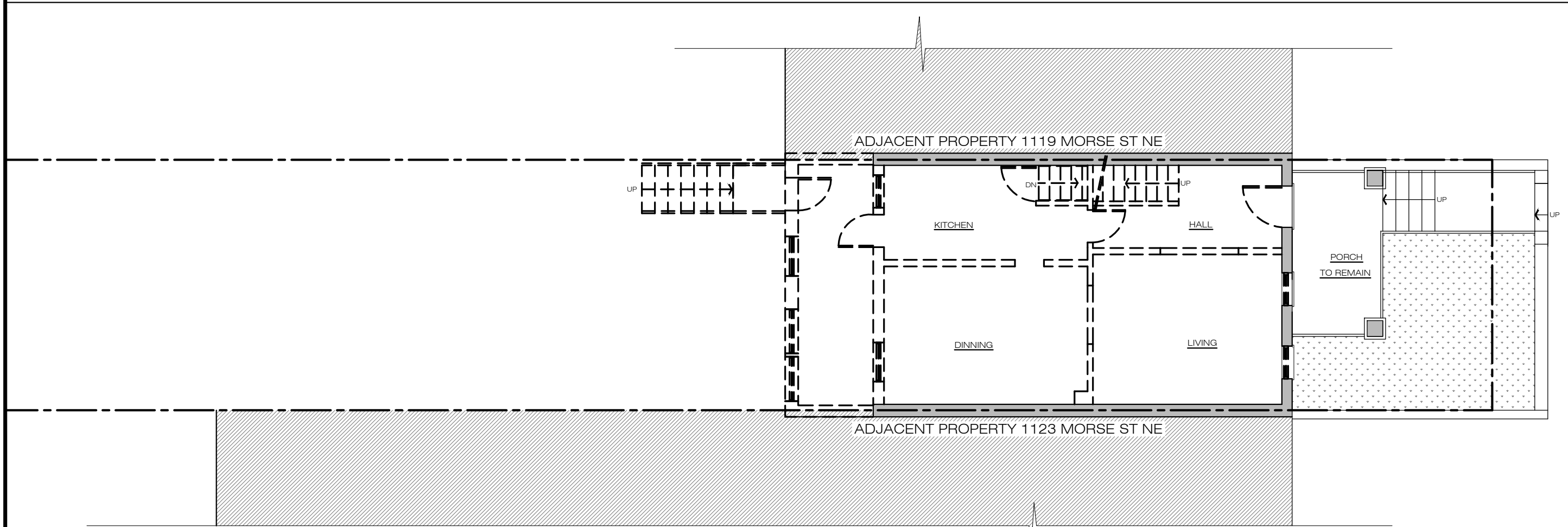
1/8" = 1'-0" SCALE

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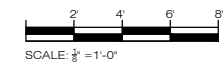
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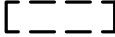
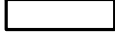



1 EXISTING CELLAR LEVEL
1/8" = 1'-0"



2 EXISTING FIRST FLOOR
1/8" = 1'-0"



-  DEMOLISH
-  NEW
-  EXISTING TO REMAIN



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EXISTING
PLANS

NO.	REVISIONS

1/8" = 1'-0" SCALE

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A101
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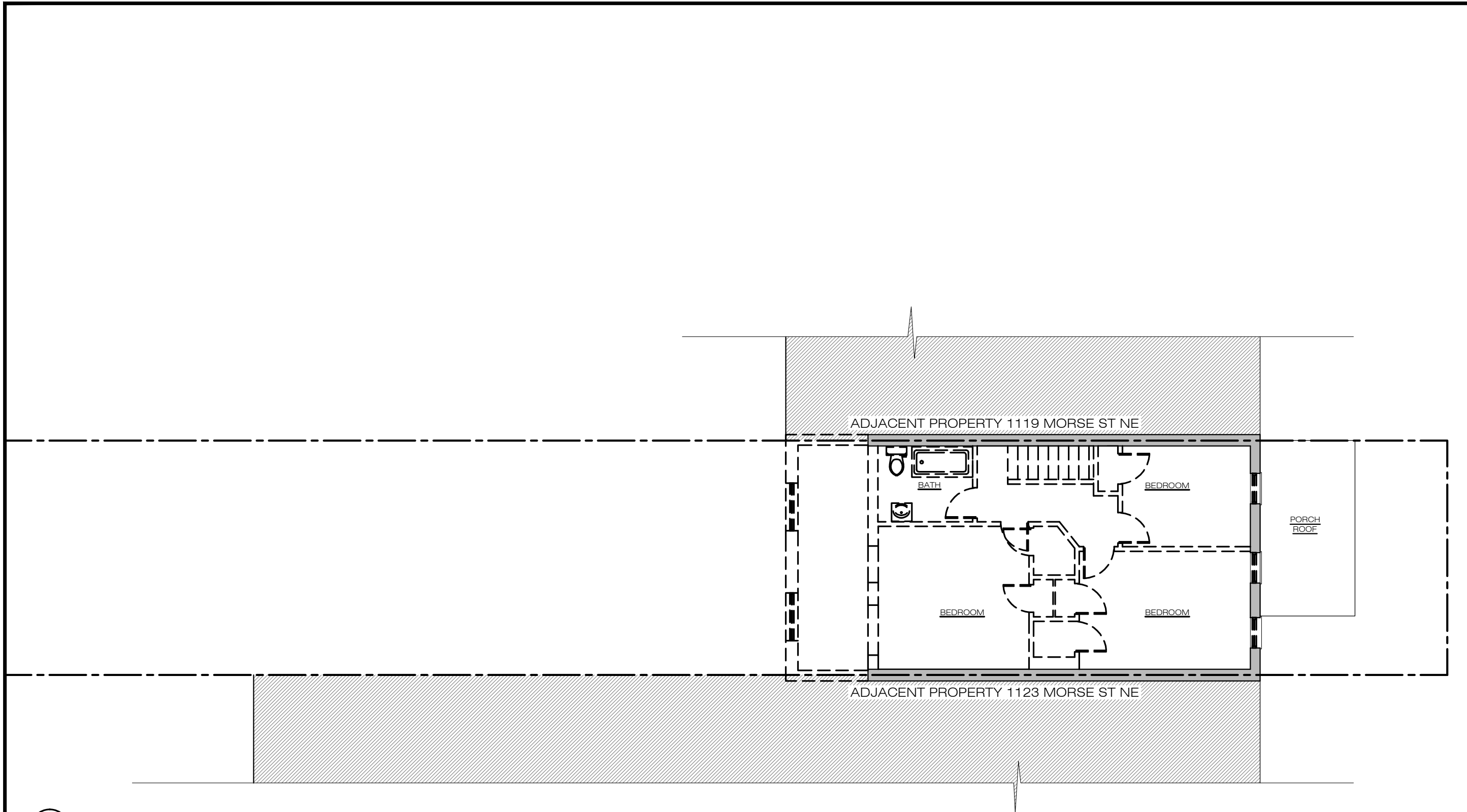
EXISTING
PLANS

REVISIONS

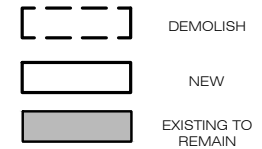
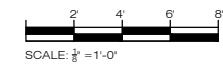
1/8" = 1'-0" SCALE

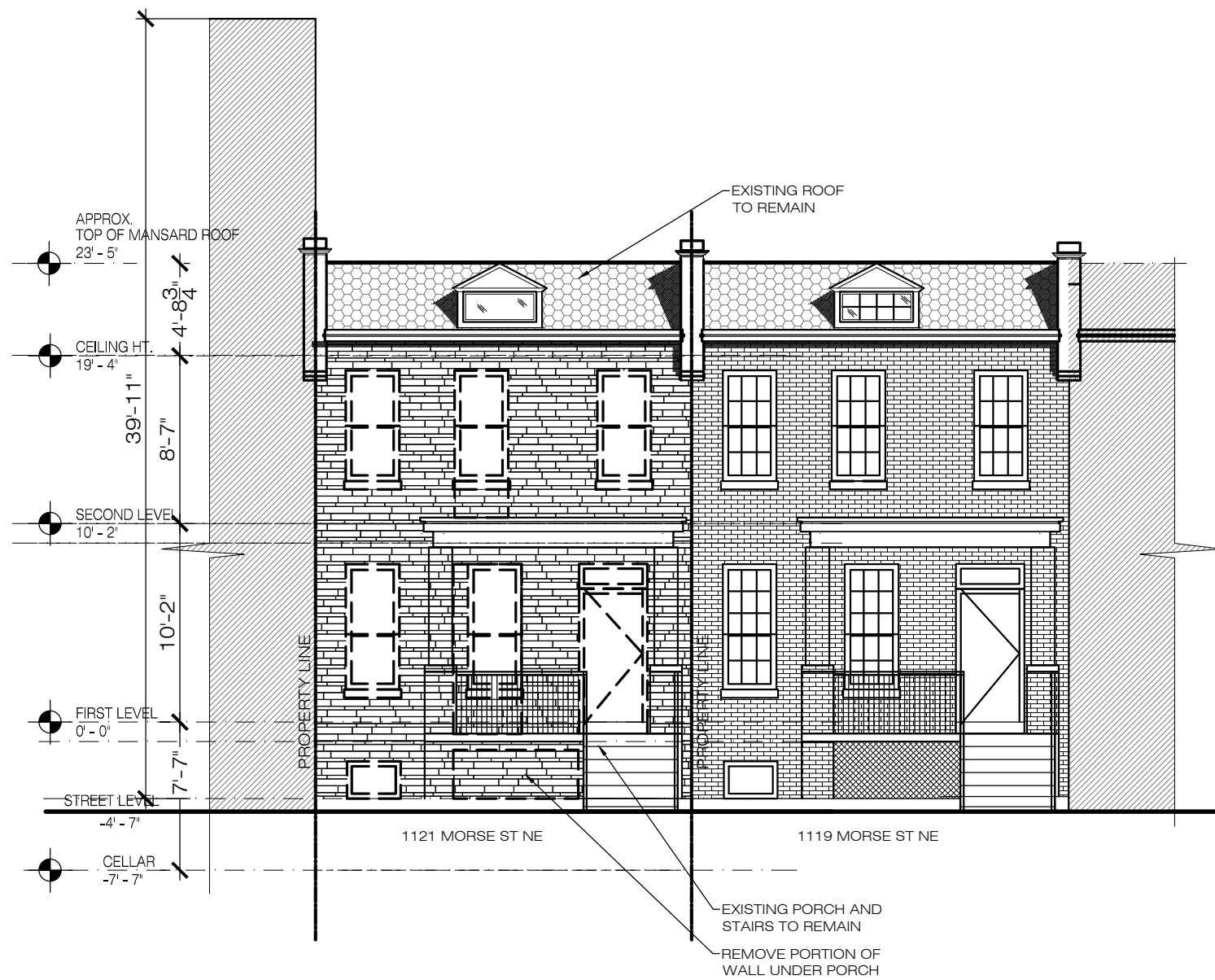
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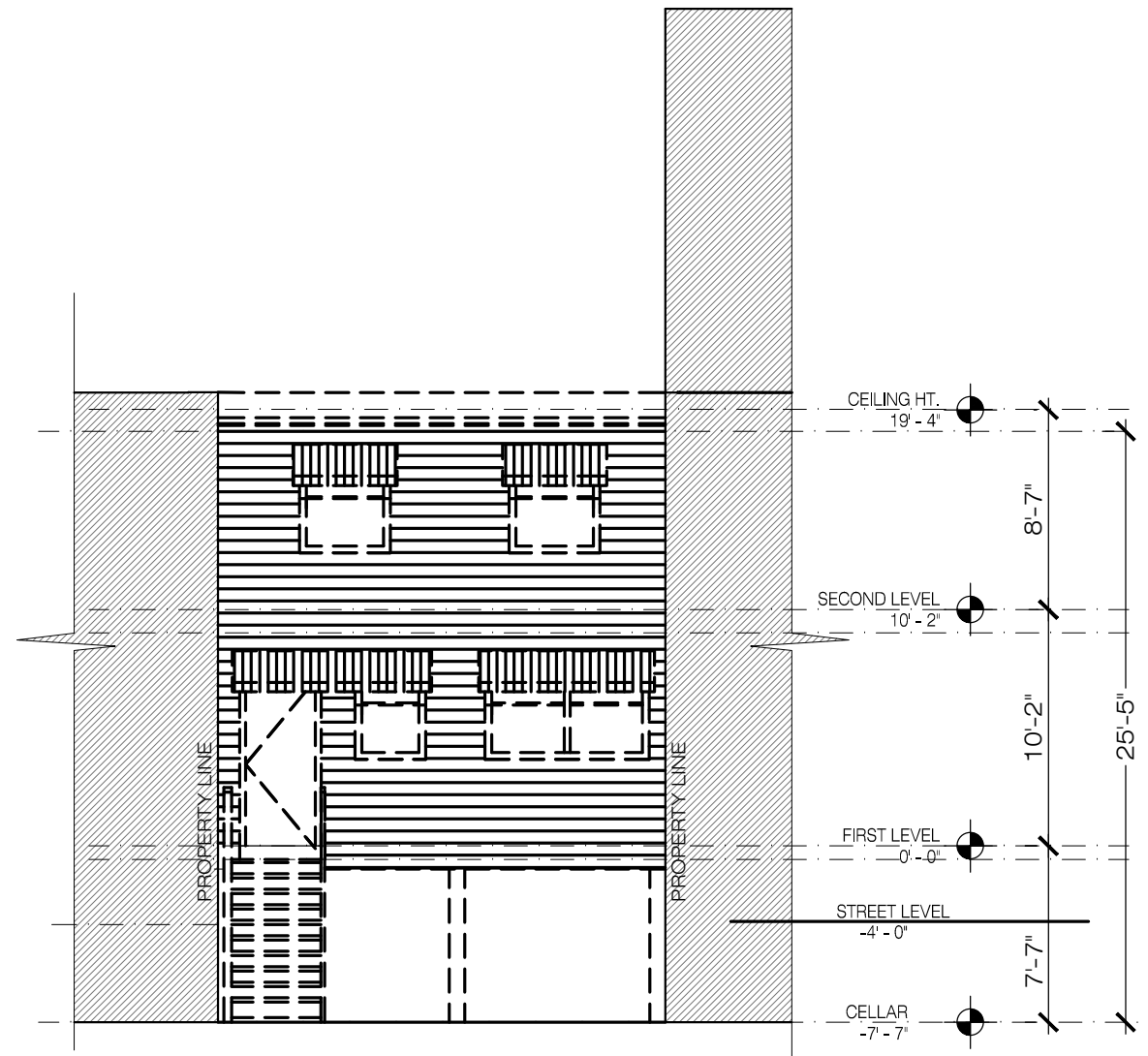


1 EXISTING SECOND FLOOR
1/8" = 1'-0"

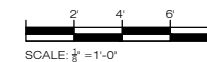




1 EXISTING FRONT ELEVATION
1/8" = 1'-0"



2 EXISTING REAR ELEVATION
1/8" = 1'-0"



- DEMOLISH
- NEW
- EXISTING TO REMAIN

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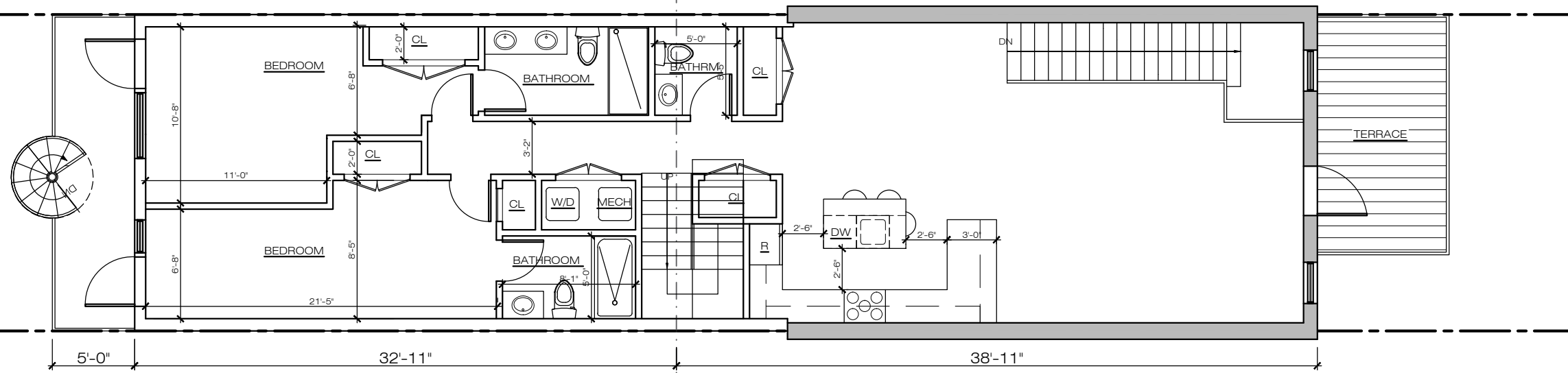
EXISTING
ELEVATIONS

NO.	DATE	REVISIONS

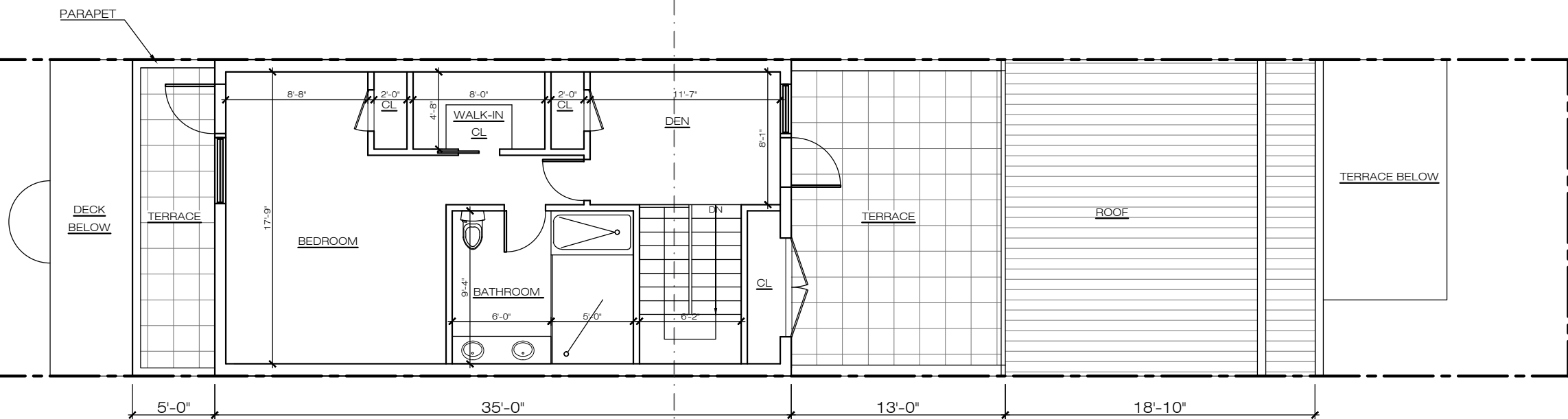
1/8" = 1'-0" SCALE

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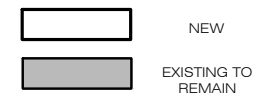
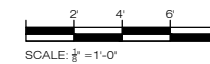
A103
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1 SECOND FLOOR PROPOSED PLAN
1/8" = 1'-0"



2 THIRD FLOOR PROPOSED PLAN
1/8" = 1'-0"



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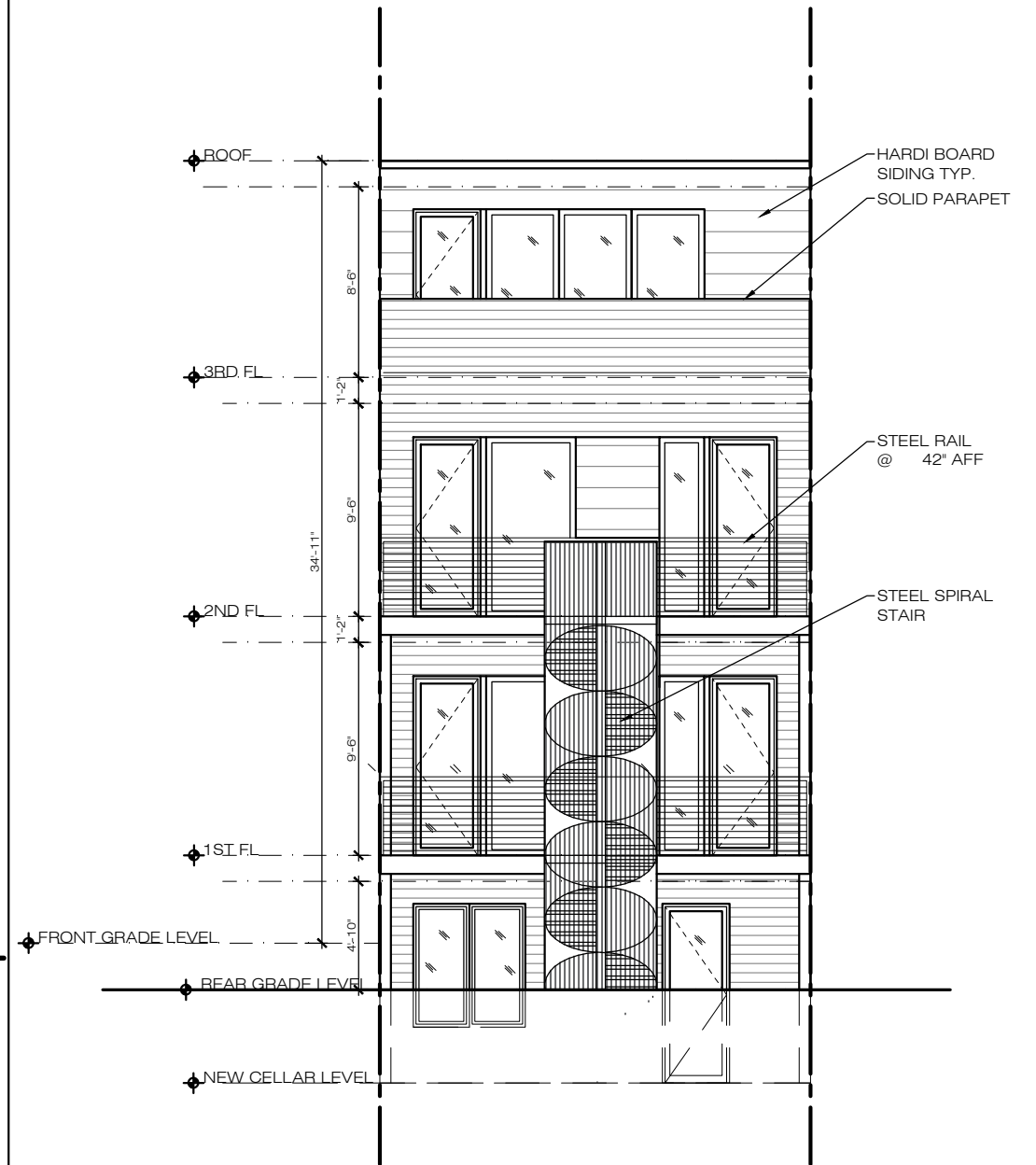
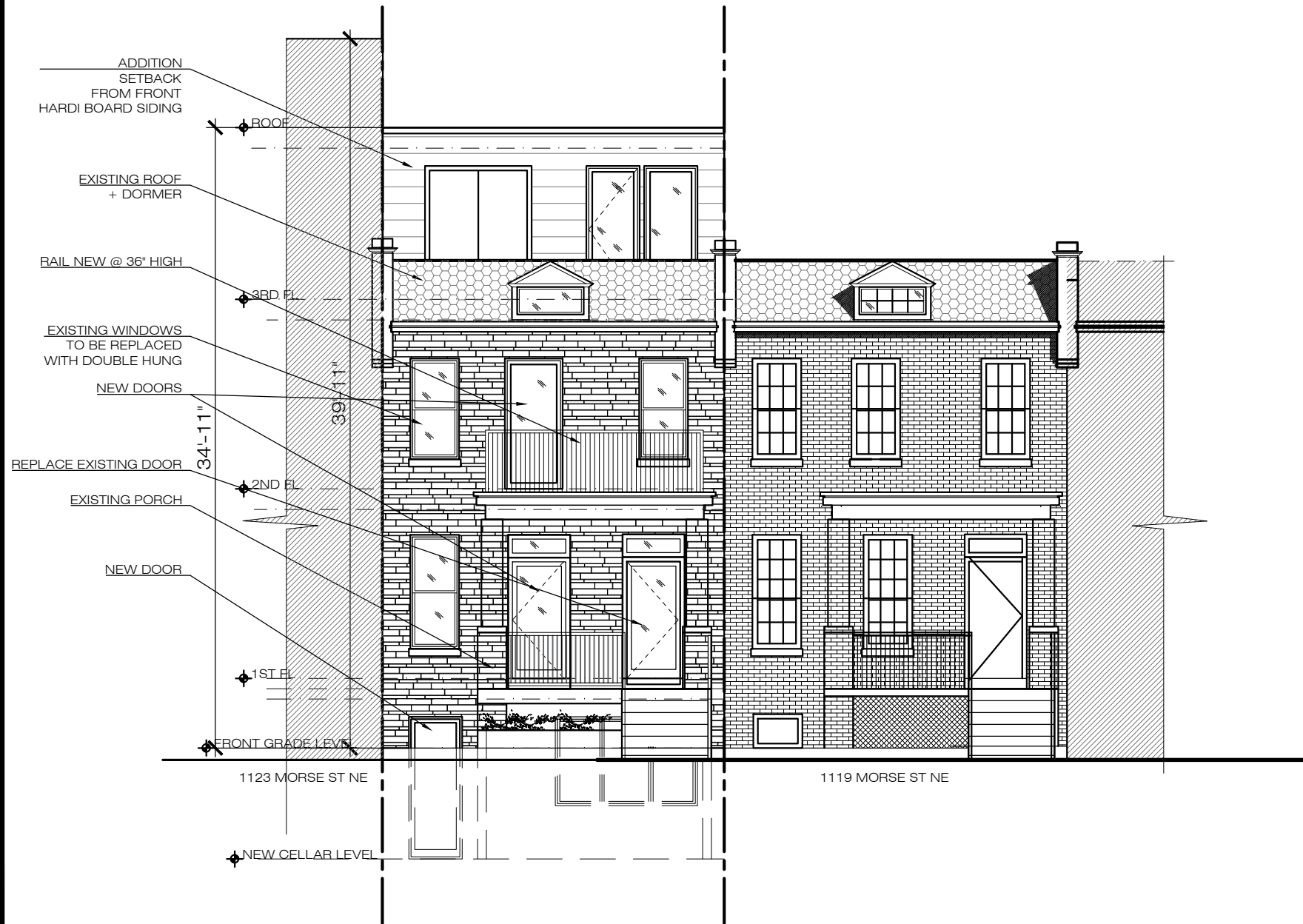
PROPOSED
FLOOR
PLANS

NO.	REVISIONS

1/8" = 1'-0" SCALE

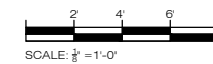
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A201
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1 PROPOSED FRONT ELEVATION
 1/8" = 1'-0"

2 PROPOSED REAR ELEVATION
 1/8" = 1'-0"



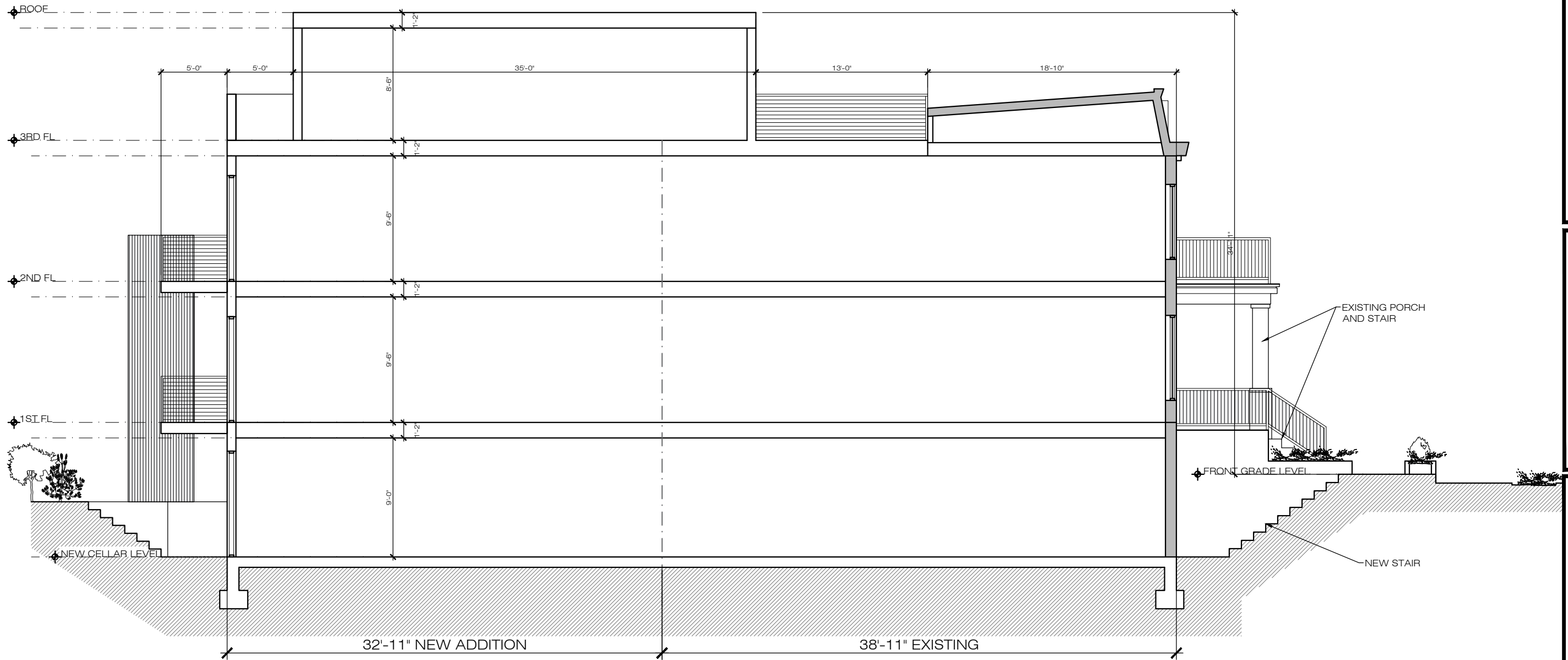
NEW
 EXISTING TO REMAIN

NO.	REVISIONS

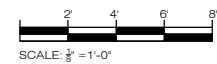
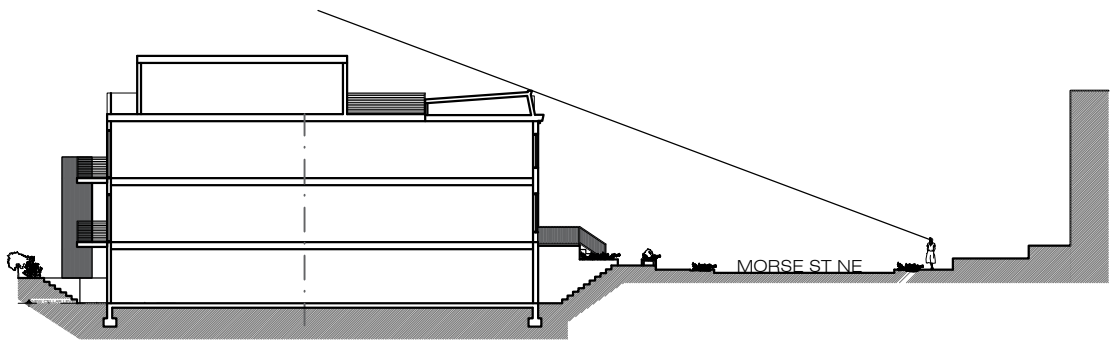
1/8" = 1'-0" SCALE

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A300
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1 PROPOSED SECTION
 1/8" = 1'-0"



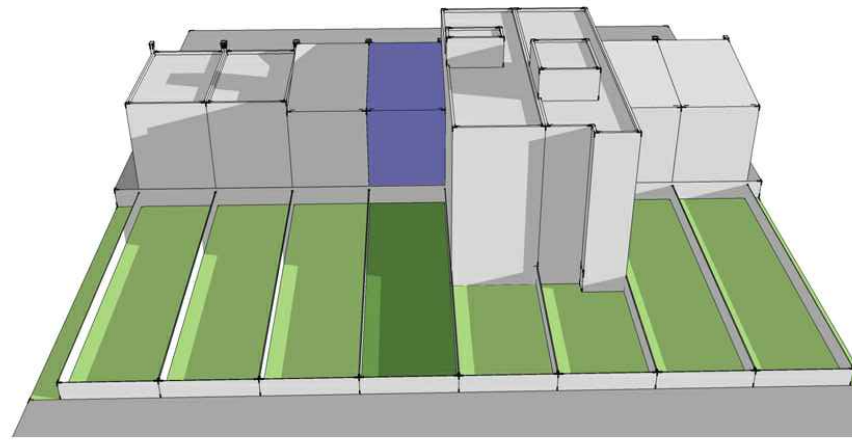
NEW
 EXISTING TO REMAIN

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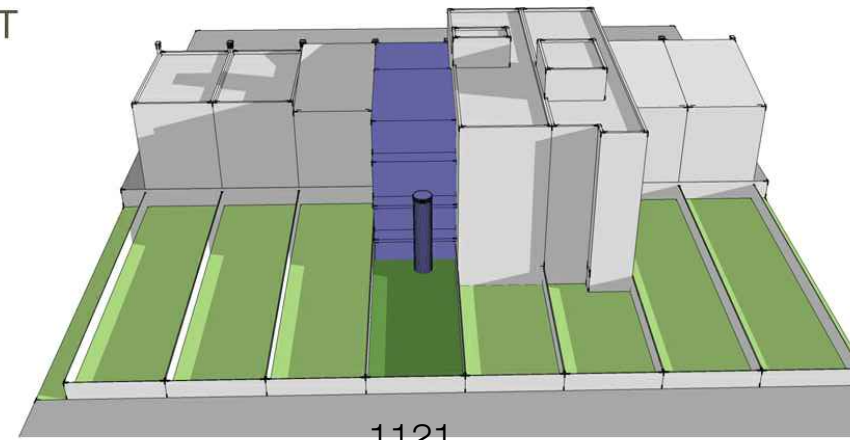
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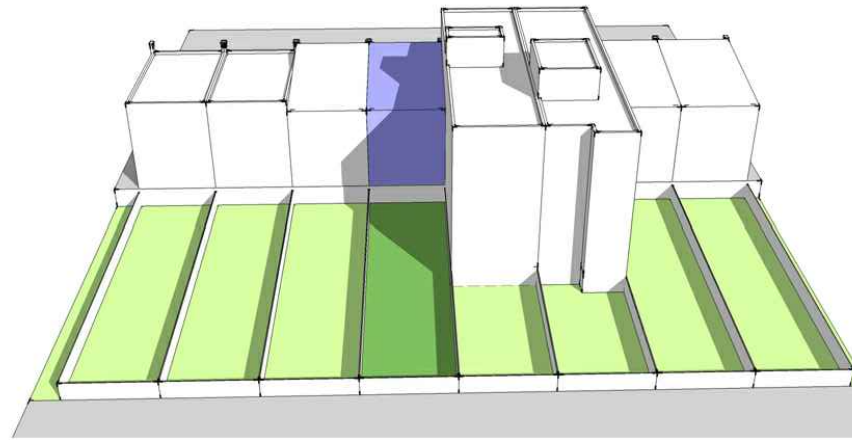


DECEMBER 21ST
WINTER

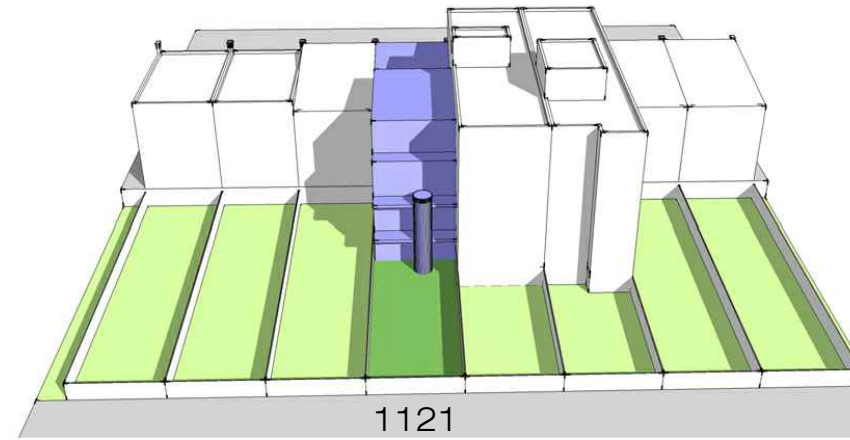
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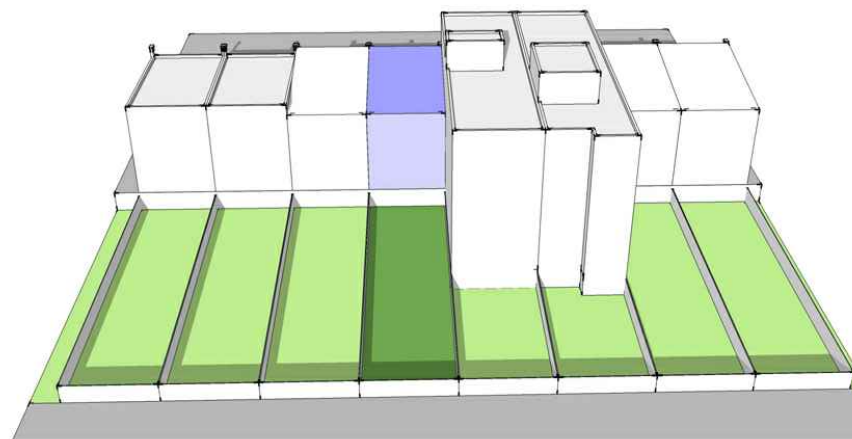
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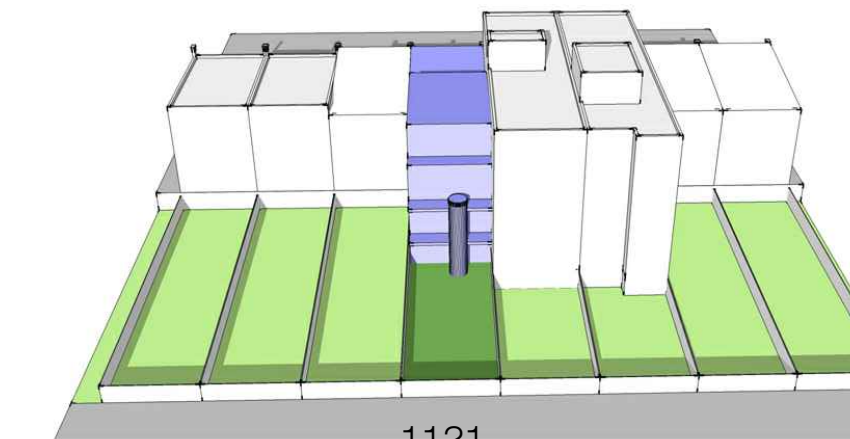
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3 PM

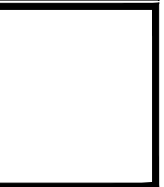


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SUN & SHADOW
STUDY



REVISIONS

NTS

12/27/2017

A402