

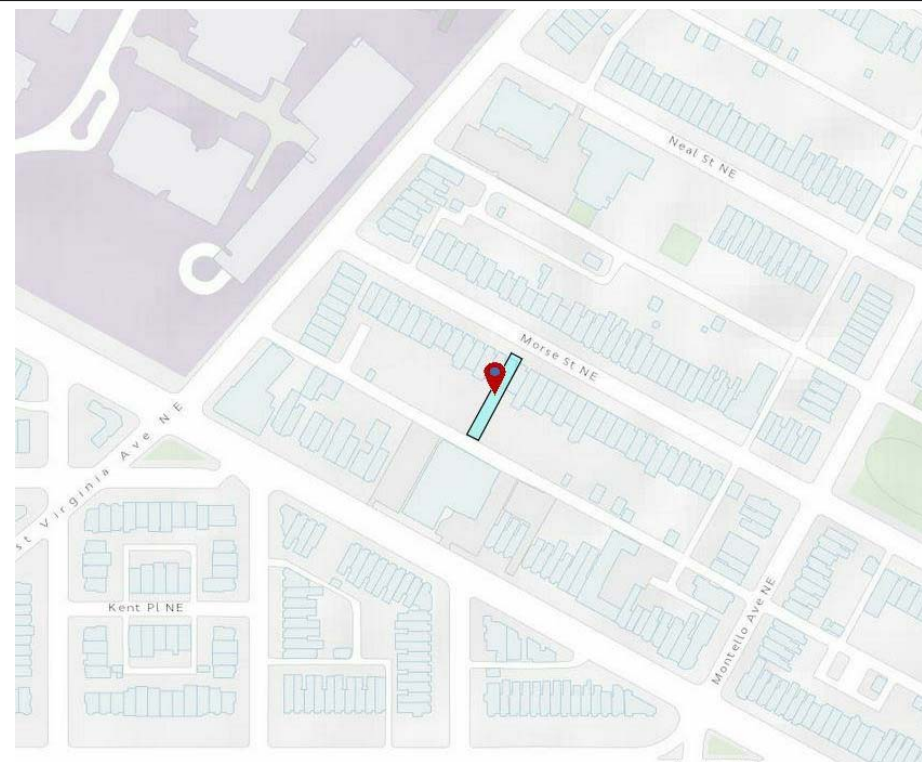
**DRAWING INDEX**

COV	COVER
COV2	EXISTING PHOTOS
AD0011	EXISTING FLOOR PLANS
AD0012	EXISTING FLOOR PLANS
AD0021	EXISTING ELEVATIONS
A0010	PROP. SITE PLAN
A0011	PROP. FLOOR PLANS
A0012	PROP. FLOOR PLANS
A0013	PROP. FLOOR PLANS
A0020	PROP. AXONS
A0020A	PHOTO STITCH
A0021	PROP. ELEVATIONS
A0022	PROP. ELEVATIONS
A0022A	ELEVATION COMPARISONS
A0023	SUN STUDIES
A0024	SUN STUDIES
A0025	SUN STUDIES
A0026	SUN STUDIES
A0027	SUN STUDIES
A0028	SUN STUDIES

**SCOPE OF WORK**

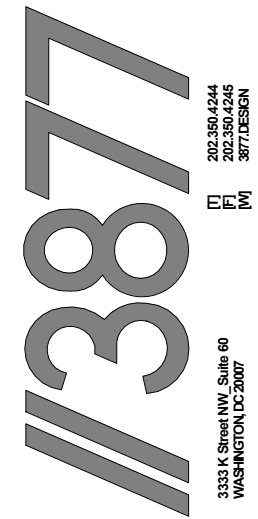
RENOVATE EXISTING SINGLE FAMILY ROW HOME INTO 3 UNIT RESIDENTIAL BUILDING. INCLUDES 3RD STORY AND REAR ADDITION. NEW ELECTRICAL, MECHANICAL, PLUMBING AND FINISHES THROUGHOUT. TWO PARKING SPACES PROVIDED ALONG PUBLIC ALLEY.

**VICINITY MAP**



**CODE ANALYSIS/DESIGN CRITERIA**

ADDRESS:	1135 MORSE STREET NE
SQUARE/LOT:	4070/0145
ZONE:	RF-1
EXISTING USE:	SINGLE FAMILY
PROPOSED USE:	R2 (3 UNITS WITH BZA)
CONSTRUCTION TYPE:	VB
TOTAL LOT AREA:	2,798 SF
TOTAL LOT WIDTH:	19'-3"
EXISTING HEIGHT:	30'-0" (2 STORIES + CELLAR)
PROPOSED HEIGHT:	34'-6" (3 STORIES + CELLAR)
ALLOWABLE LOT OCC:	1678 (60%)
EXIST LOT OCC:	742 SF (27%)
PROPOSED LOT OCC:	1360 SF (49%)
ALLOWABLE REAR YARD:	20'-0"
EXIST REAR YARD:	92'-6"
PROPOSED REAR YARD:	62'-7"
EXISTING PARKING:	2
PROPOSED PARKING:	4 (2 TANDEM SPOTS)
FRONT YARD:	N/A NO CHANGE
EXIST DWELLING UNITS:	1
PROP DWELLING UNITS:	3
EXIST SOUND TRANS:	N/A
PROP SOUND TRANS:	STC50 IIC50 BETWEEN UNITS
EXIST AUTO SPRINKLERS:	N/A
PROP AUTO SPRINKLERS:	YES
EXIST FIRE ALARM:	N/A
PROP FIRE ALARM:	YES, HARDWIRED AND INTERCONNECTED W/ BATT BACKUP
DC CONSTRUCTION CODES:	
TITLE 12 DCMR, DC CONSTRUCTION CODE SUPPLEMENT (2013)	
BUILDING CODE:	2012 INTERNATIONAL BUILDING CODE (IBC)
ELECTRICAL CODE:	2011 NATIONAL ELECTRICAL CODE (NFPA)
MECHANICAL CODE:	2012 INTERNATIONAL MECHANICAL CODE (IMC)
PLUMBING:	2012 INTERNATIONAL PLUMBING CODE (IPC).
FIRE CODE:	2012 INTERNATIONAL FIRE CODE (IFC)
ENERGY CONSERVATION:	2012 INTERNATIONAL ENERGY CONSERVATION CODE (ECC)
GREEN CONSTRUCTION:	2012 ICC GREEN CONSTRUCTION CODE
FIRE RATINGS:	
PARTY WALLS:	2 HR (UL U301 ABOVE GRADE / UL U905 BELOW)
STAIR ENCLOSURES:	1 HR (UL U311)
FLOOR/CEILING:	1 HR (UL U570)
FLOOR/ROOF:	1 HR (UL L570)
TENANT SEP. WALLS:	1 HR (UL U311)



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WASHINGTON, DC 20002**

SHEET TITLE:

**COVER**

DATE  
01/26/2018

SCALE

JOB NO.  
2017.103

Board of Zoning Adjustment  
District of Columbia  
CASE NO. 1905  
EXHIBIT NO. 51

**COV**



1135 MORSE ST. NE FRONT FACADE



1135 MORSE ST. NE REAR FACADE



1135 MORSE STREET NE

1131 MORSE STREET NE  
EXISTING SOLAR PANELS

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**WASHINGTON, DC 20002**

SHEET TITLE:

**PHOTOS**

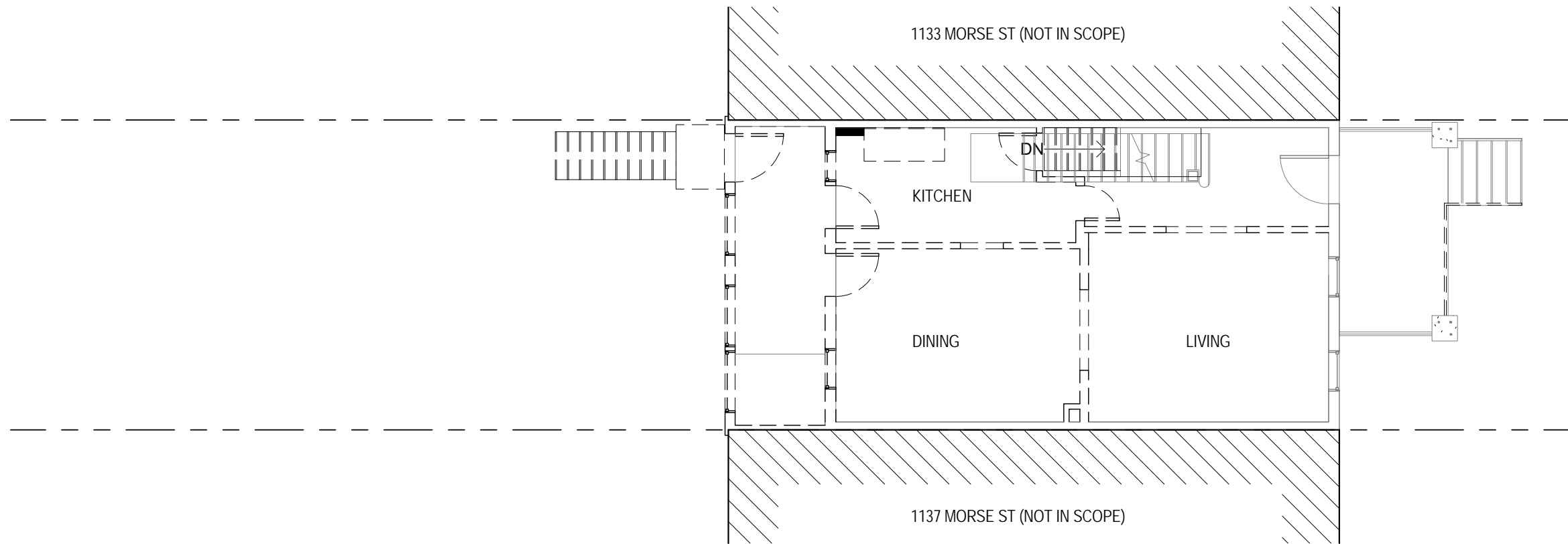
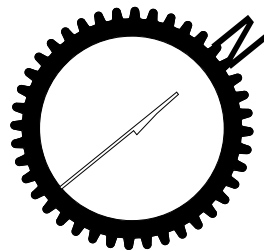
DATE  
01/26/2018

SCALE

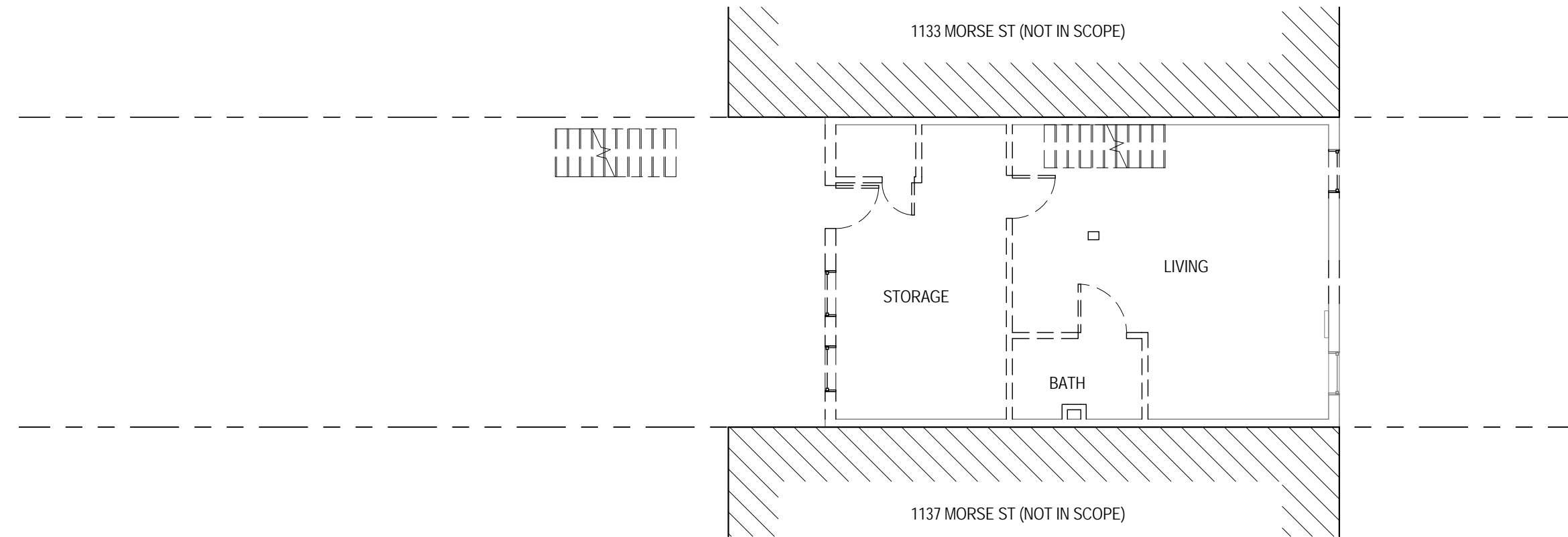
JOB NO.  
2017.103

DRAWING NO.

**COV2**



2 EXISTING PLAN - LEVEL 1  
AD0011 1/8" = 1'-0"



1 EXISTING PLAN - BASEMENT  
AD0011 1/8" = 1'-0"

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SHEET TITLE:

**EXIST FLOOR PLANS**

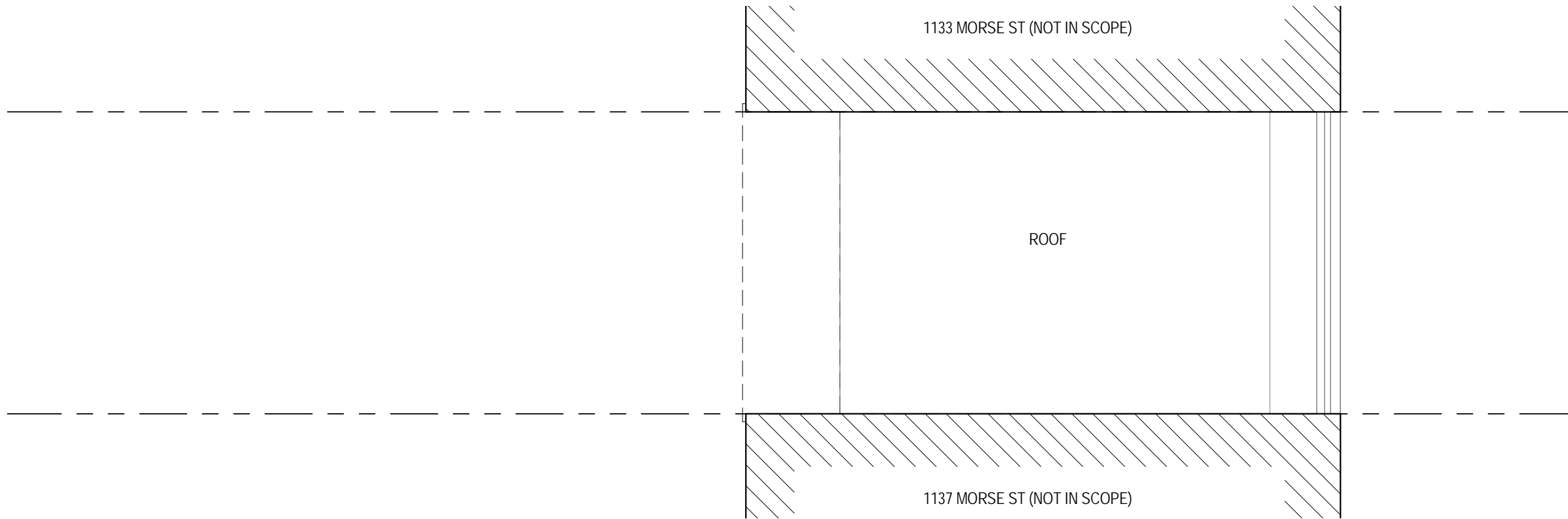
DATE 01/26/2018

SCALE 1/8" = 1'-0"

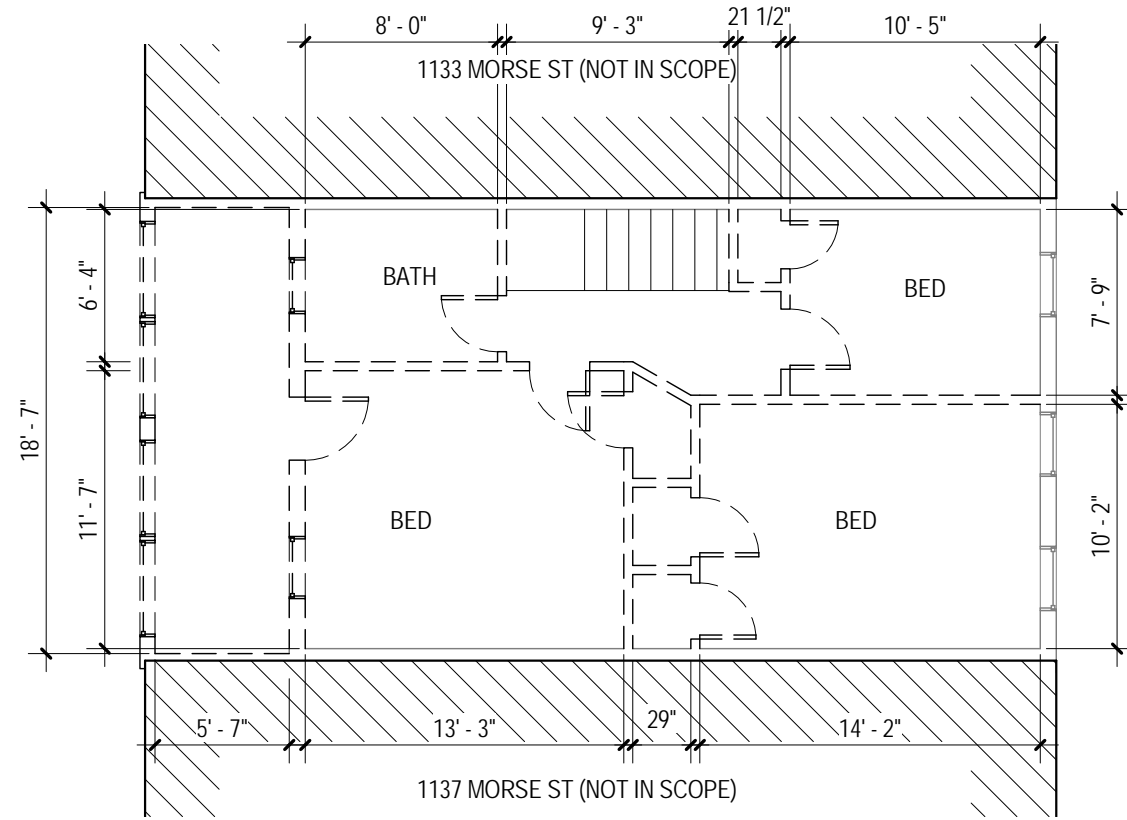
JOB NO. 2017.103

DRAWING NO.

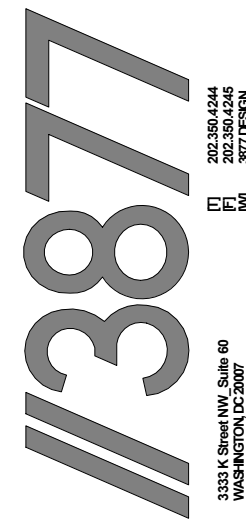
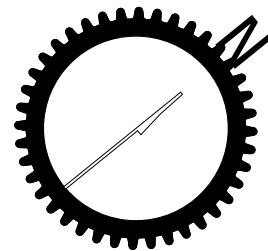
**AD0011**



**2** DEMOLITION PLAN - ROOF  
 AD0012 1/8" = 1'-0"



**1** DEMOLITION PLAN - LEVEL 2  
 AD0012 1/8" = 1'-0"



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SHEET TITLE:	
<b>EXIST FLOOR PLANS</b>	
DATE	01/26/2018
SCALE	1/8" = 1'-0"
JOB NO.	2017.103
DRAWING NO.	<b>AD0012</b>

RESIDENCE 1135  
1135 MORSE ST NE  
WASHINGTON, DC 20002

EXISTING ASPHALT ROOF  
TO BE REMOVED UP TO  
MANSARD TO REMAIN.

REMOVE WALL,  
WINDOWS AND  
EXISTING T111 WOOD  
SIDING

REMOVE STAIR

EXISTING ROOF TO REMAIN

REPLACE EXISTING WINDOWS

ROOF  
19' - 0"

LEVEL 2  
10' - 1 1/2"

N LEVEL 1  
0' - 6"

GRADE  
-3' - 3"

BASEMENT  
-8' - 6"

1133 MORSE ST

1137 MORSE ST

REMOVE EXISTING RAILING

4 EXISTING SOUTH FACADE  
1/8" = 1'-0"

1 EXISTING NORTH FACADE  
AD0021 1/8" = 1'-0"

SHEET TITLE:

EXIST ELEV

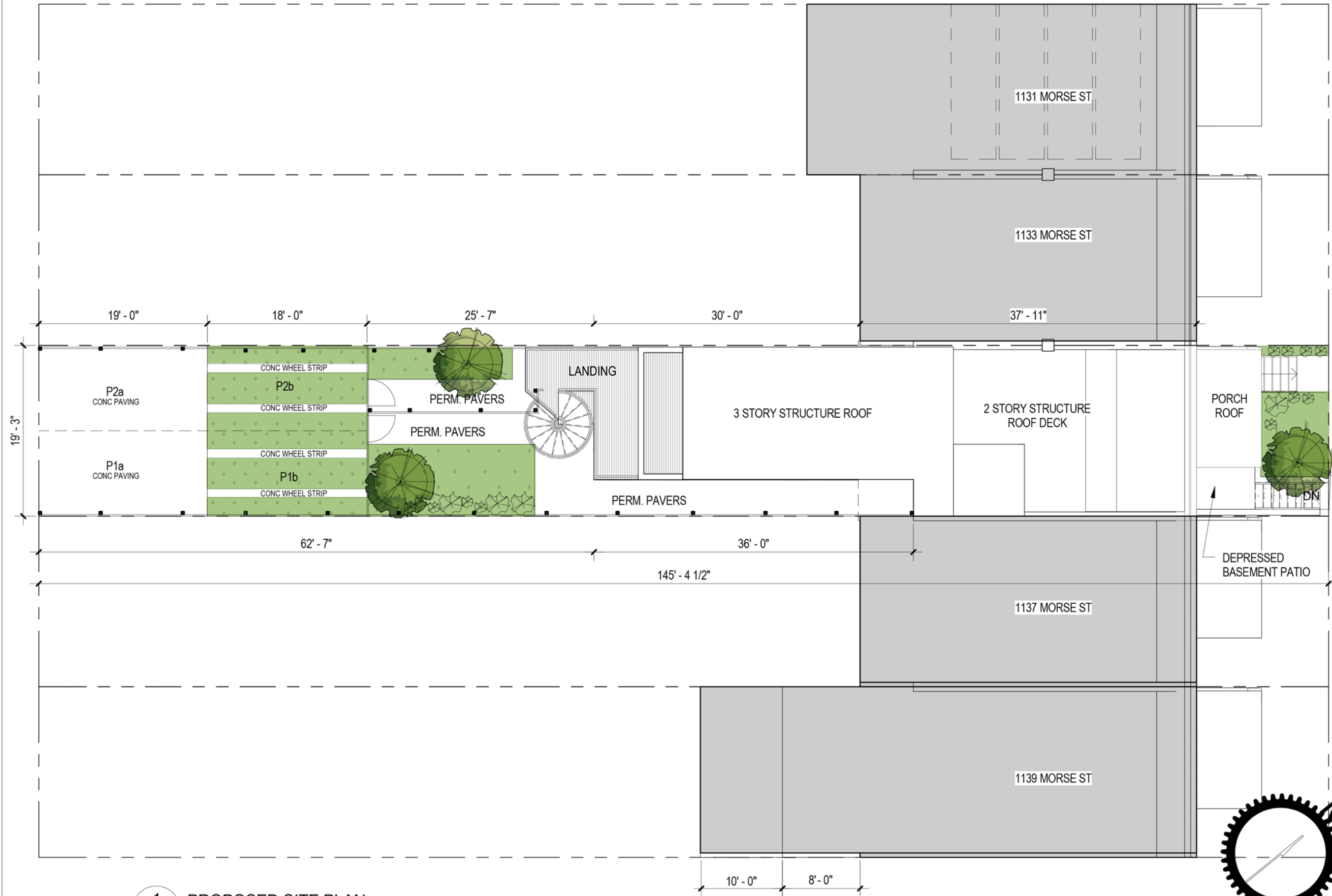
DATE  
01/26/2018

SCALE  
1/8" = 1'-0"

JOB NO.  
2017.103

DRAWING NO.

AD0021



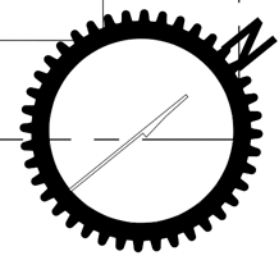
202.350.4244  
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3333 K Street NW, Suite 60  
WASHINGTON, DC 20007

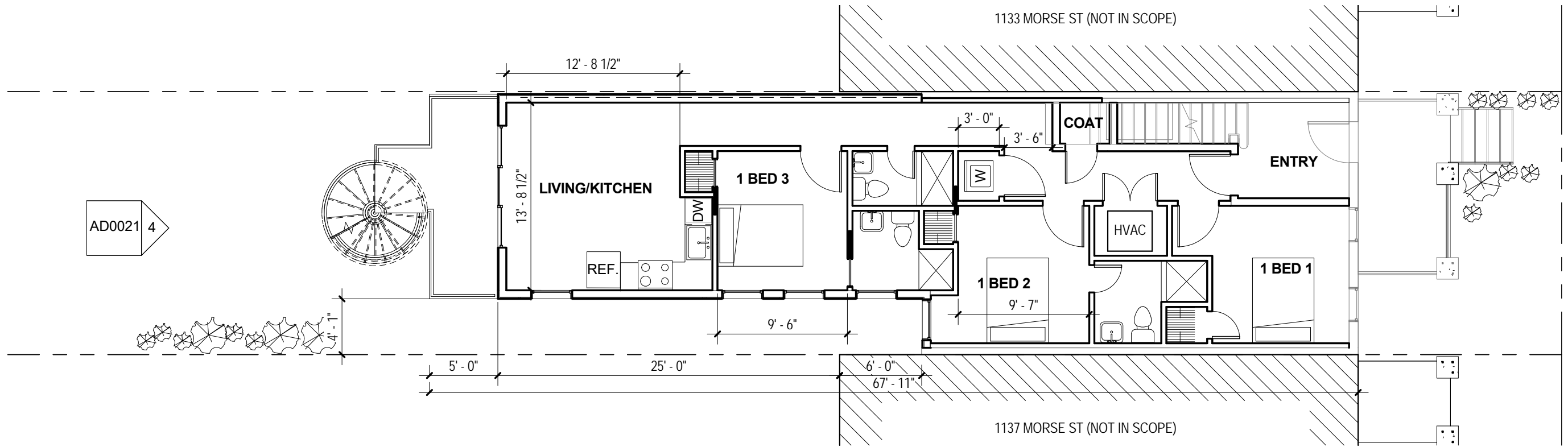
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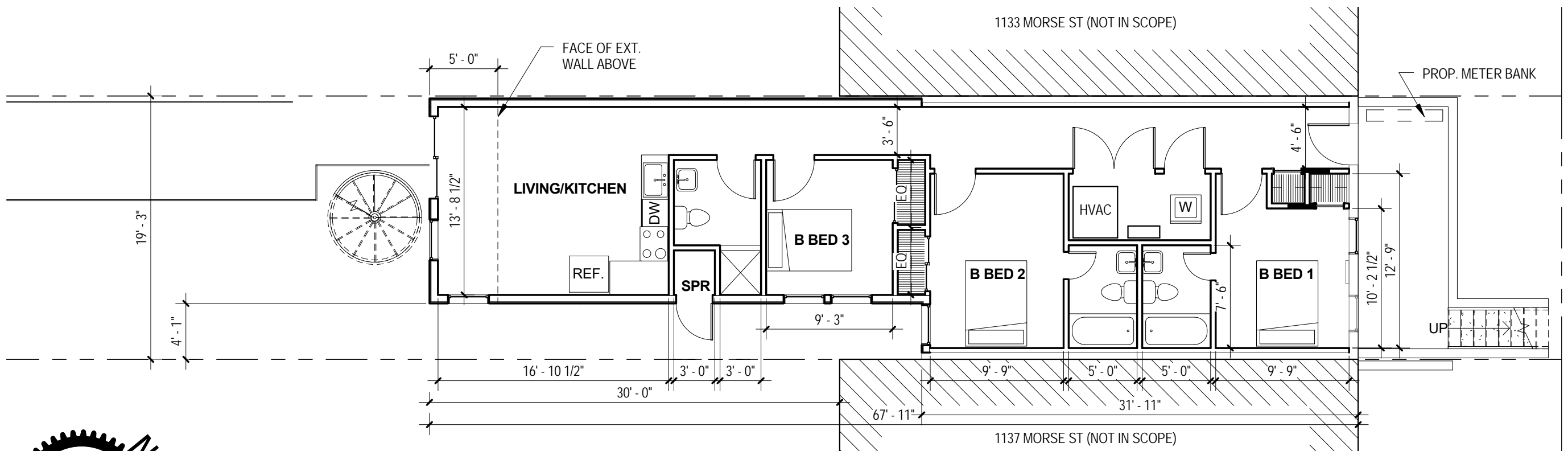
SHEET TITLE:	
<b>SITE PLAN</b>	
DATE:	1/26/2018
SCALE:	3/32" = 1'-0"
JOB NO.:	2017.103
DRAWING NO.:	<b>A0010</b>

**1** PROPOSED SITE PLAN  
A0010 3/32" = 1'-0"

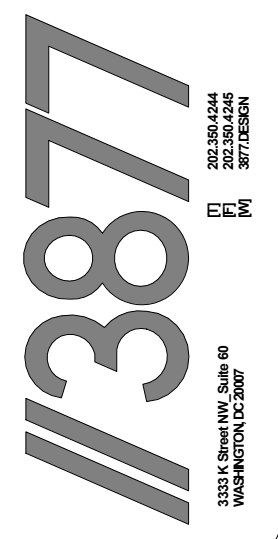




**2 FLOOR PLAN - LEVEL 1**  
A0011 1/8" = 1'-0"



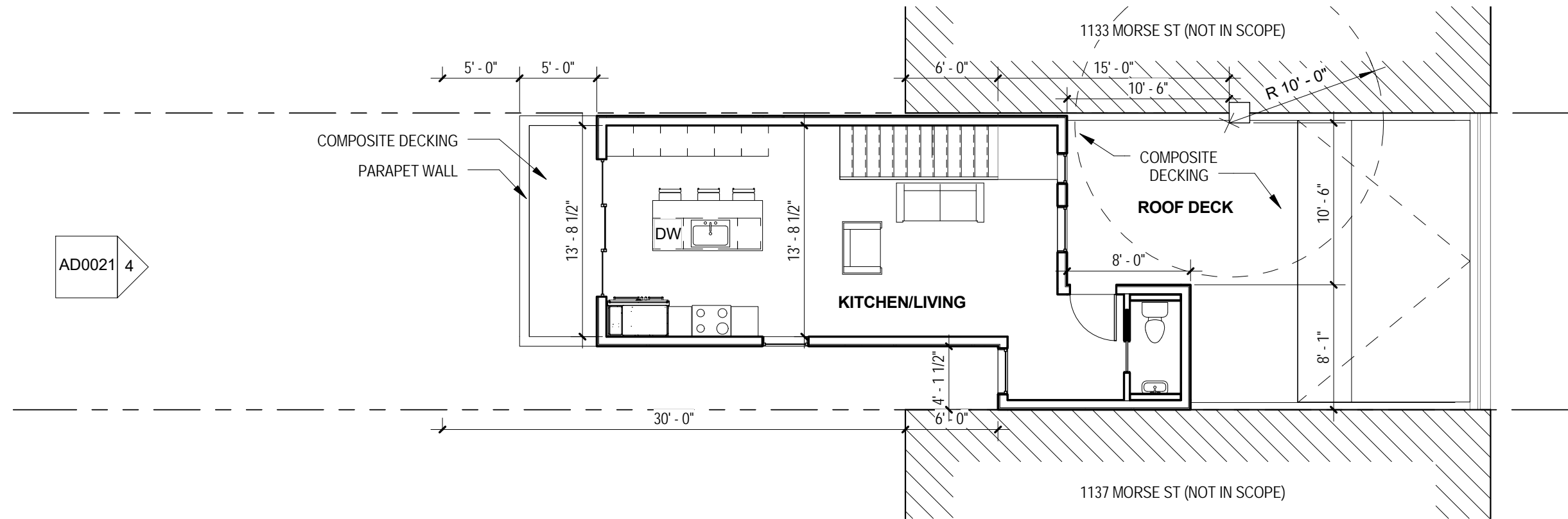
**1 FLOOR PLAN - CELLAR**  
A0011 1/8" = 1'-0"



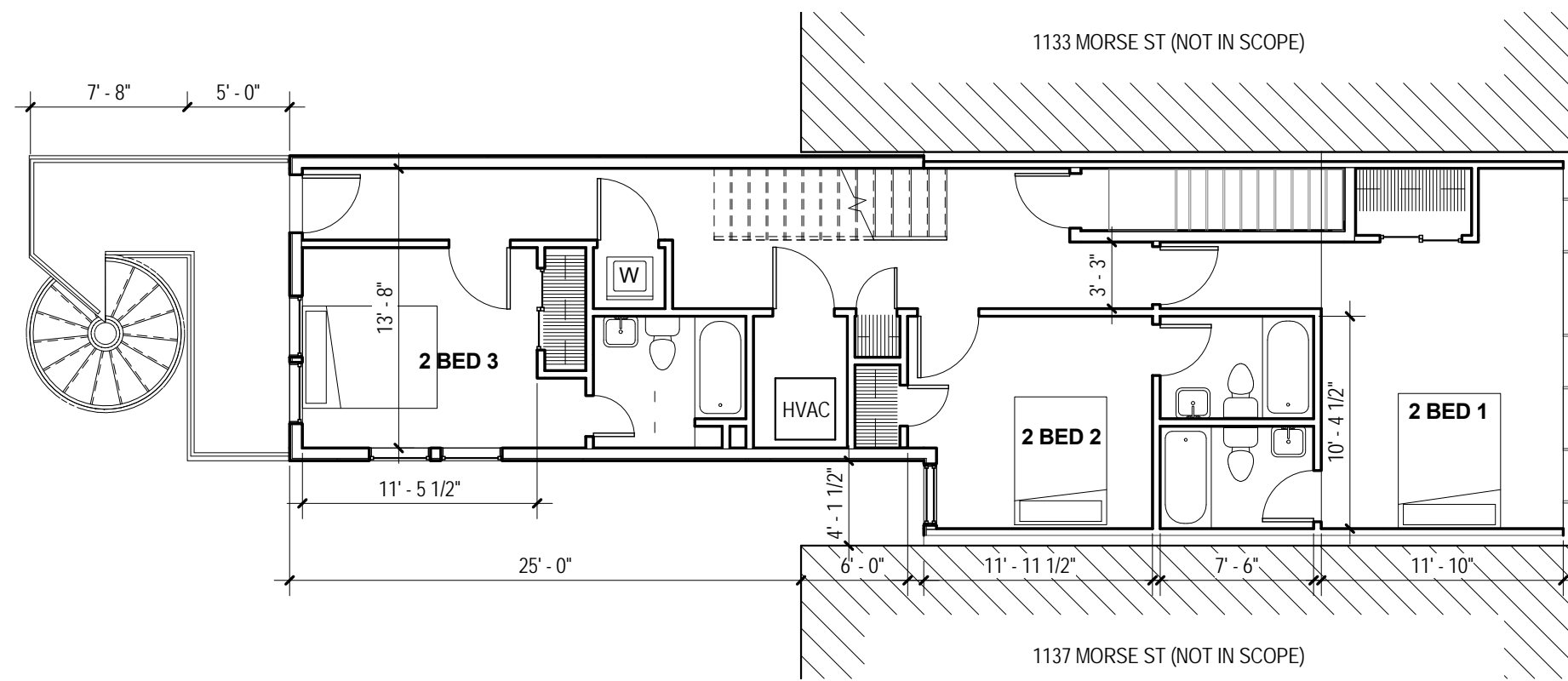
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SHEET TITLE:	
<b>ARCH FLOOR PLANS</b>	
DATE:	01/26/2018
SCALE:	1/8" = 1'-0"
JOB NO.:	2017.103
DRAWING NO.:	<b>A0011</b>



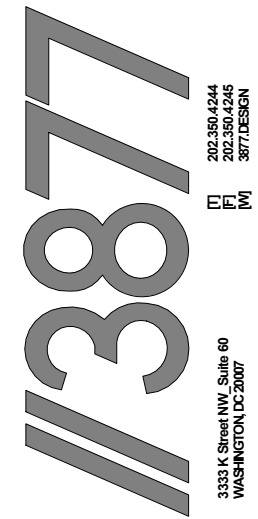
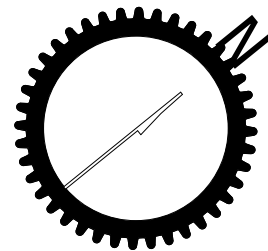
**2 FLOOR PLAN - LEVEL 3**  
A0012 1/8" = 1'-0"



**1 FLOOR PLAN - LEVEL 2**  
A0012 1/8" = 1'-0"

AD0021 4

AD0021 4



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SHEET TITLE:

**ARCH FLOOR PLANS**

DATE 01/26/2018

SCALE 1/8" = 1'-0"

JOB NO. 2017.103

DRAWING NO.

**A0012**

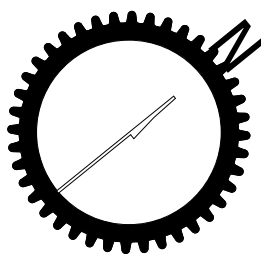
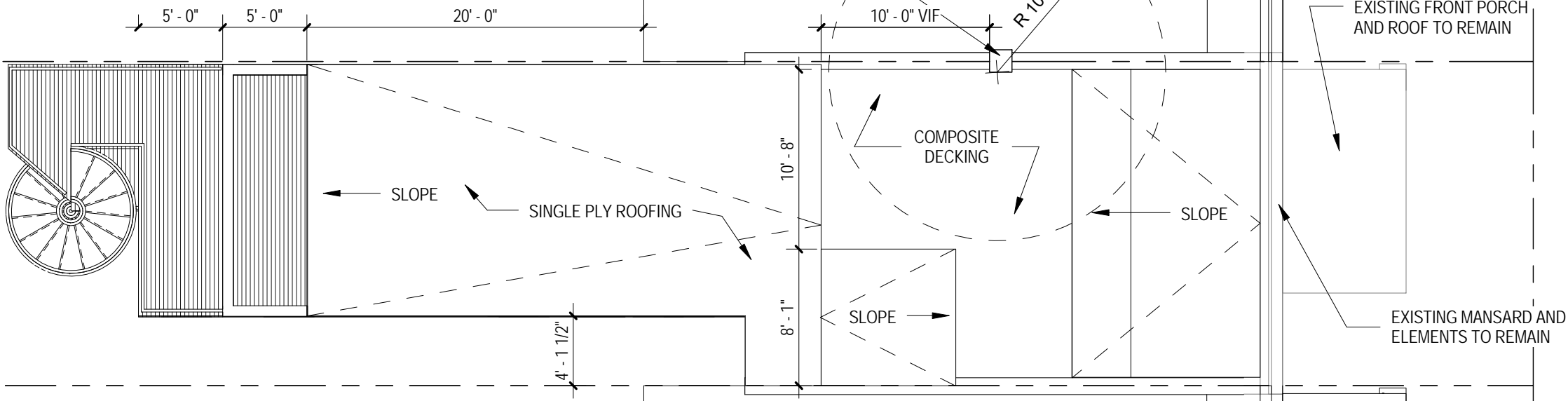


1137 MORSE ST. NE EXISTING SOLAR PANELS

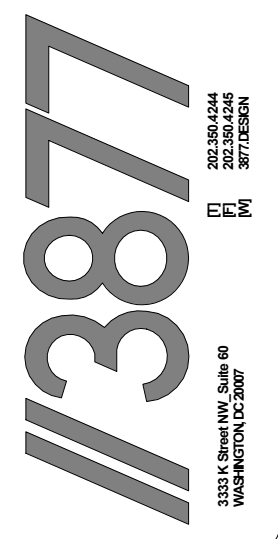
1333 MORSE EXISTING CHIMNEY TO REMAIN

EXISTING FRONT PORCH AND ROOF TO REMAIN

EXISTING MANSARD AND ELEMENTS TO REMAIN



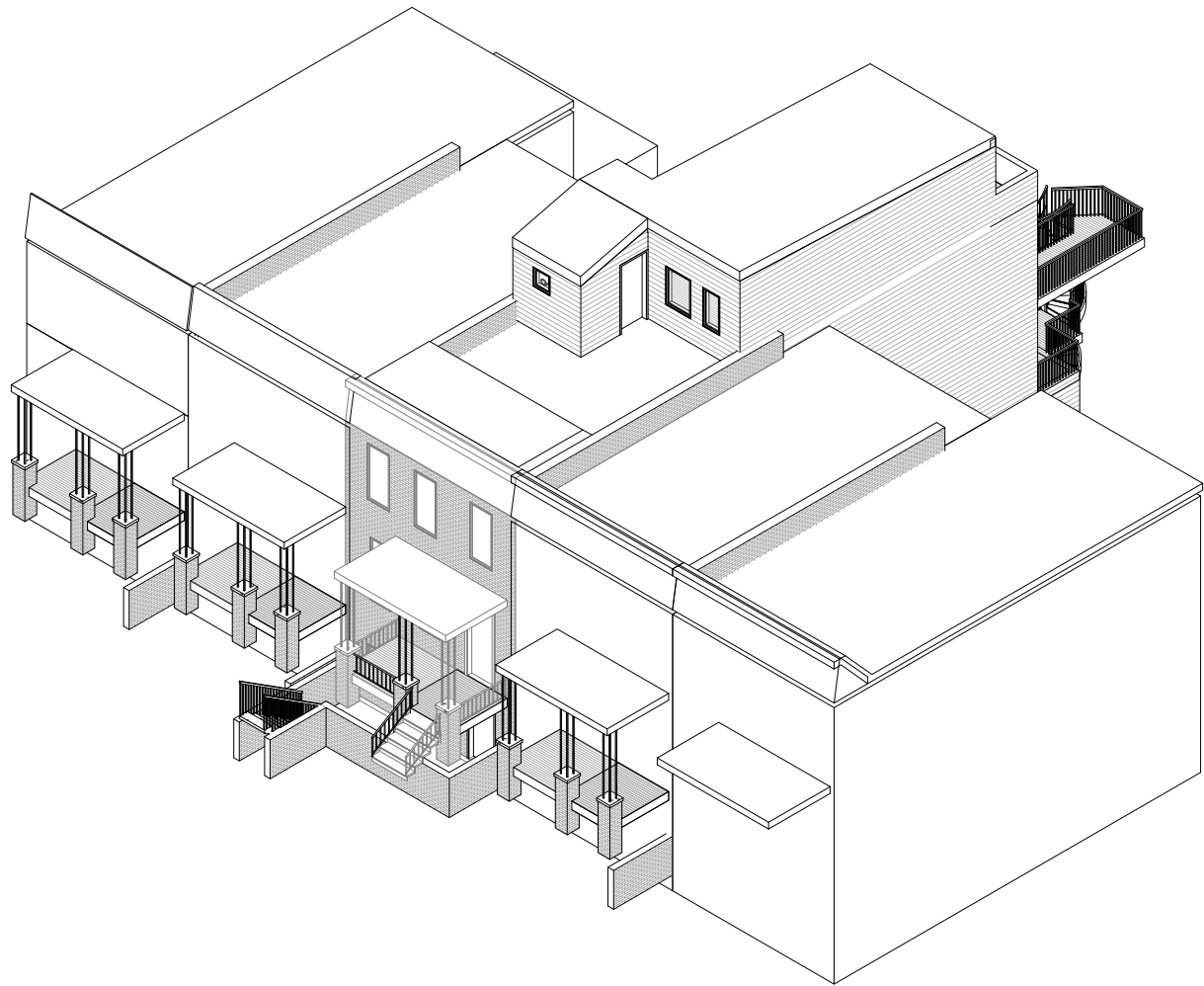
**1** FLOOR PLAN - ROOF  
A0013 1/8" = 1'-0"



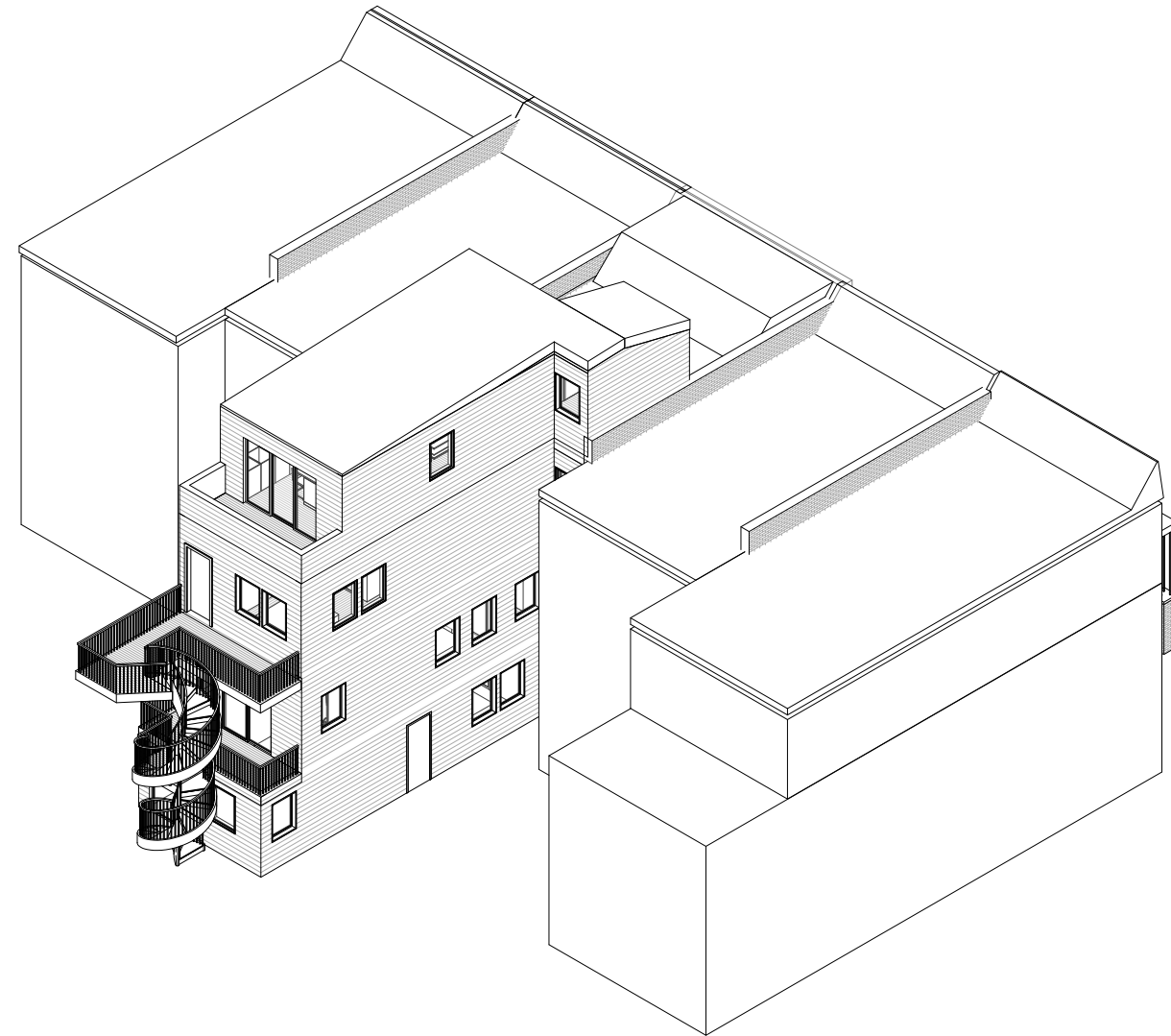
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SHEET TITLE:	
<b>ARCH FLOOR PLANS</b>	
DATE	01/26/2018
SCALE	1/8" = 1'-0"
JOB NO.	2017.103
DRAWING NO.	<b>A0013</b>



2 AXON - NORTH EAST CORNER  
A0020



1 AXON - SOUTH EAST CORNER  
A0020

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**WASHINGTON, DC 20002**

SHEET TITLE:

**AXON  
 VIEWS**

DATE  
 01/26/2018

SCALE

JOB NO.  
 2017.103

DRAWING NO.

**A0020**



1135 MORSE STREET NE

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SHEET TITLE:

## PHOTO STITCH

DATE  
01/26/18

SCALE

JOB NO.  
2017.103

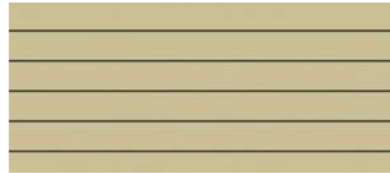
DRAWING NO.

# A0020A

**MATERIALS**



PROPOSED BRICK TO BE PAINTED BROWN TO COMPLIMENT NEW TAN SIDING, TYP



PROPOSED TAN LAP SIDING BY JAMES HARDIE, W/ WHITE FIBER CEMENT TRIM AT WINDOWS, TYP

ROOF FASCIA  
 FIBER CEMENT LAP SIDING  
 EXISTING SHINGLED ROOF TO REMAIN  
 REPLACEMENT DOUBLE HUNG WINDOWS  
 EXISTING BRICK TO REMAIN



LEVEL 3  
20' - 1 1/2"

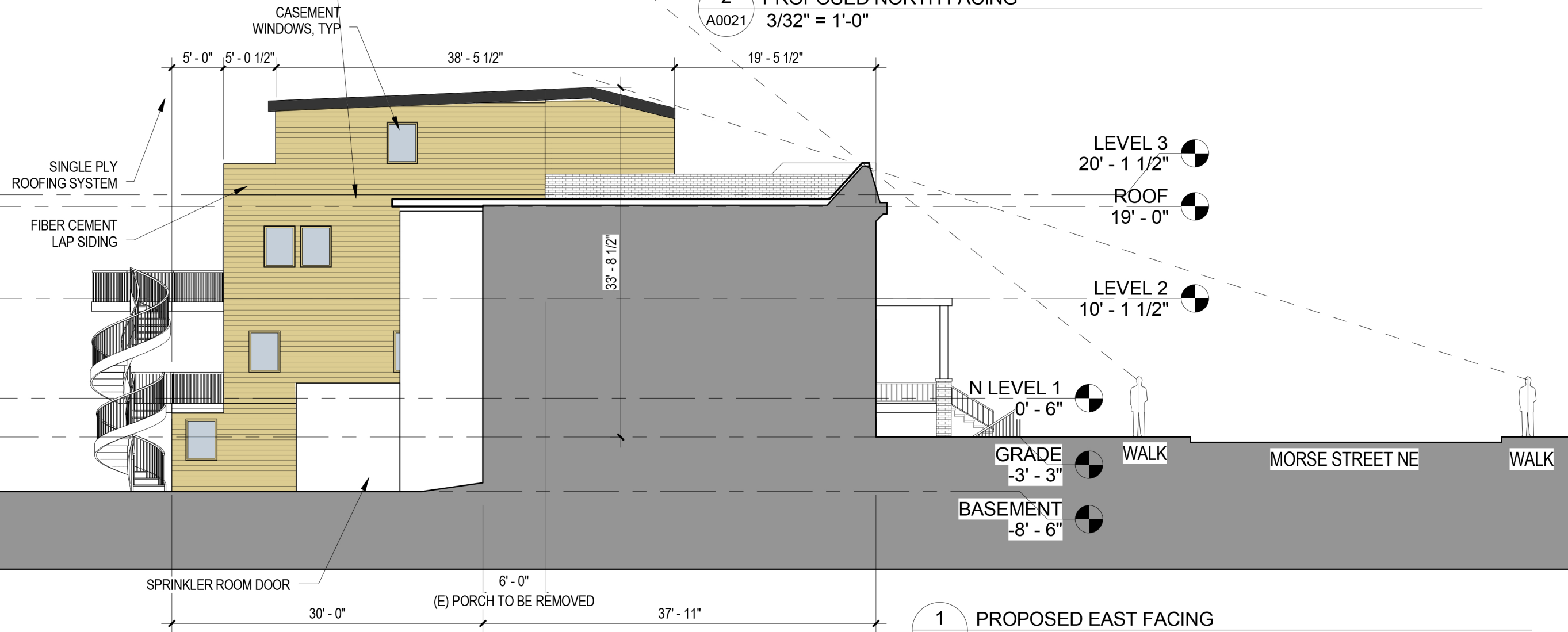
LEVEL 2  
10' - 1 1/2"

N LEVEL 1  
0' - 6"

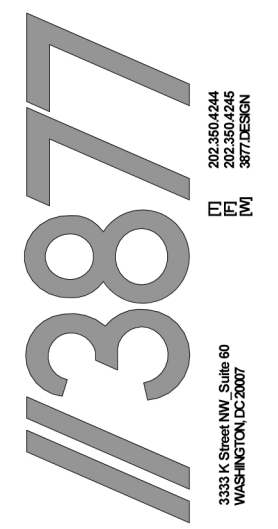
GRADE  
-3' - 3"

BASEMENT  
-8' - 6"

**2** PROPOSED NORTH FACING  
 A0021 3/32" = 1'-0"



**1** PROPOSED EAST FACING  
 A0021 3/32" = 1'-0"



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**1135 MORSE ST NE**  
**WASHINGTON, DC 20002**

SHEET TITLE	EXT. ELEV.
DATE	01/26/2018
SCALE	3/32" = 1'-0"
JOB NO.	2017.103
DRAWING NO.	<b>A0021</b>

SINGLE PLY ROOF SYSTEM

CASEMENT WINDOWS, TYP  
MASONRY PARTY WALL

FIBER CEMENT LAP SIDING

METAL STAIR, RAILING AND  
LANDING

METAL RAIL

MASONRY PARTY WALL

LEVEL 3  
20' - 1 1/2"

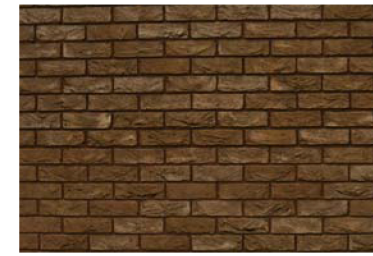
LEVEL 2  
10' - 1 1/2"

LEVEL 1  
0' - 6"

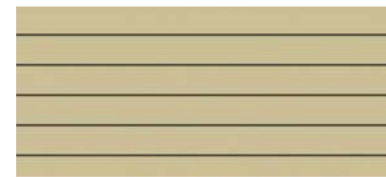
GRADE  
-3' - 3"

BASEMENT  
-8' - 6"

**MATERIALS**



PROPOSED BRICK TO BE PAINTED BROWN TO  
COMPLIMENT NEW TAN SIDING, TYP



PROPOSED TAN LAP SIDING BY JAMES  
HARDIE, W/ WHITE FIBER CEMENT TRIM AT  
WINDOWS, TYP

**2** PROPOSED SOUTH FACING  
A0022 3/32" = 1'-0"

LEVEL 3  
20' - 1 1/2"

LEVEL 2  
10' - 1 1/2"

N LEVEL 1  
0' - 6"

BASEMENT  
-8' - 6"

33' - 8 1/2"

26' - 5 1/2"

SINGLE PLY  
ROOFING SYSTEM  
FIBER CEMENT  
LAP SIDING

METAL STAIR  
AND RAILING

WALK MORSE STREET NE WALK

**1** PROPOSED WEST FACING  
A0022 3/32" = 1'-0"

**RESIDENCE1135**  
**1135 MORSE ST NE**  
**WASHINGTON, DC 20002**

SHEET TITLE  
**EXT ELEV.**

DATE  
01/26/2018

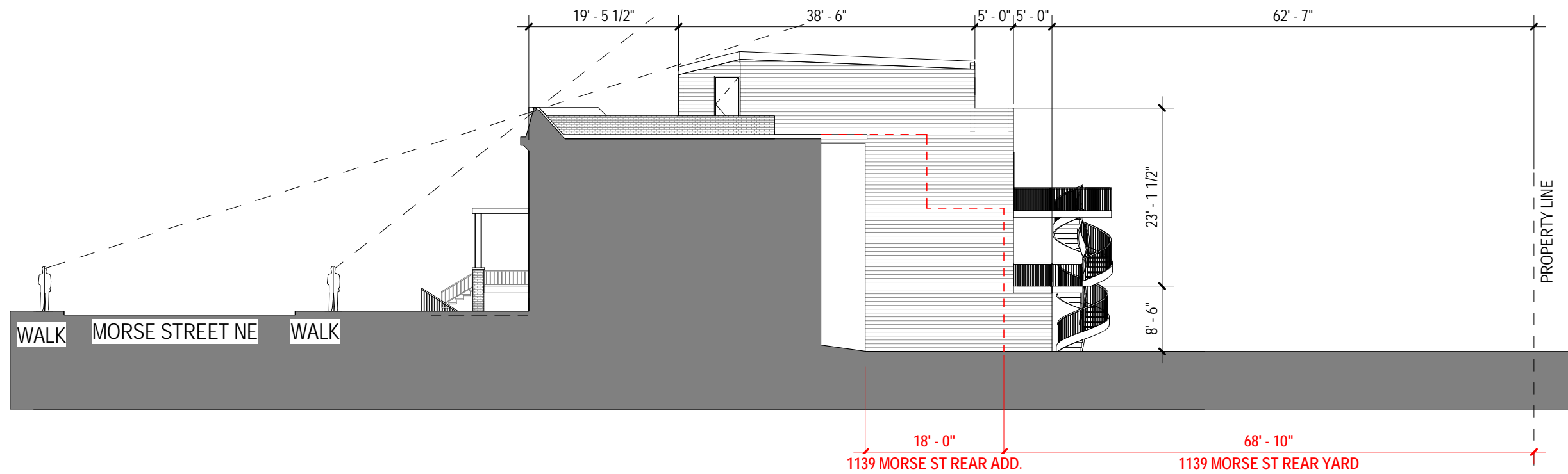
SCALE  
3/32" = 1'-0"

JOB NO.  
2017.103

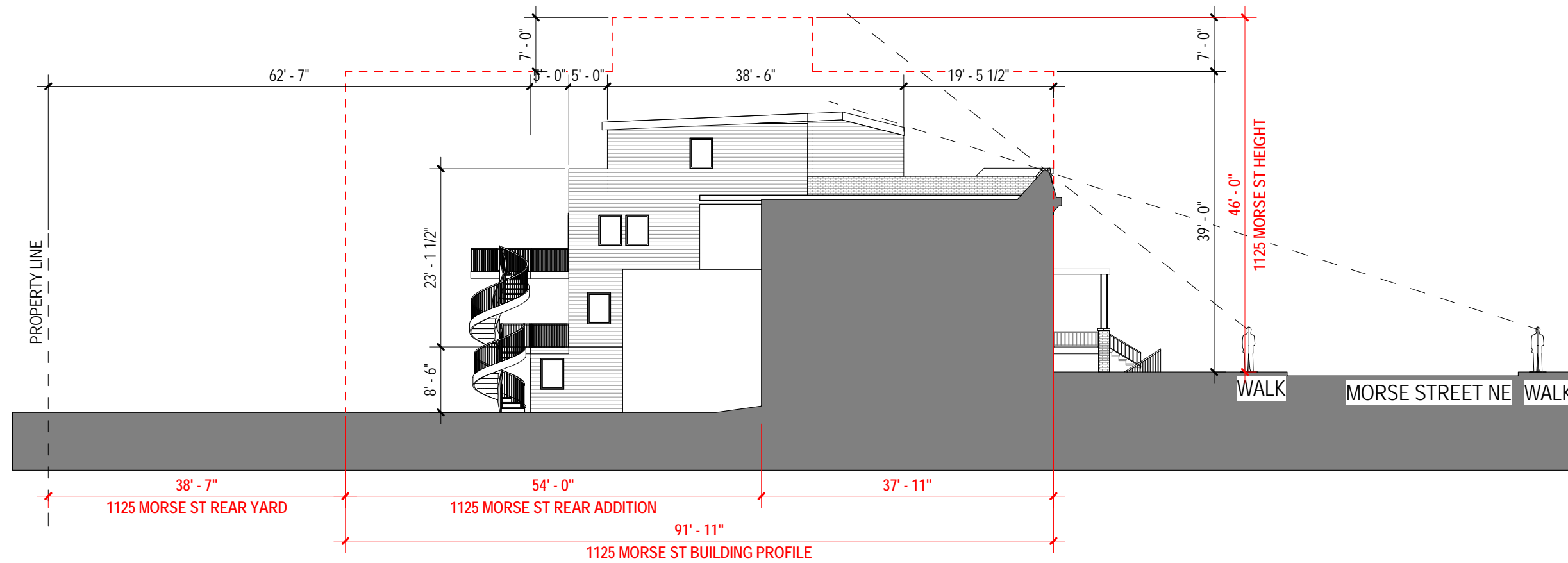
DRAWING NO.  
**A0022**

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PROPOSED ELEVATION FACING EAST IN REFERENCE TO 1139 MORSE STRET NE REAR ADDITION



PROPOSED ELEVATION FACING WEST IN REFERENCE TO 1125 MORSE STRET NE REAR ADDITION

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**RESIDENCE1135**  
**1135 MORSE ST NE**  
**WASHINGTON, DC 20002**

SHEET TITLE:

**ELEVATION COMPARE**

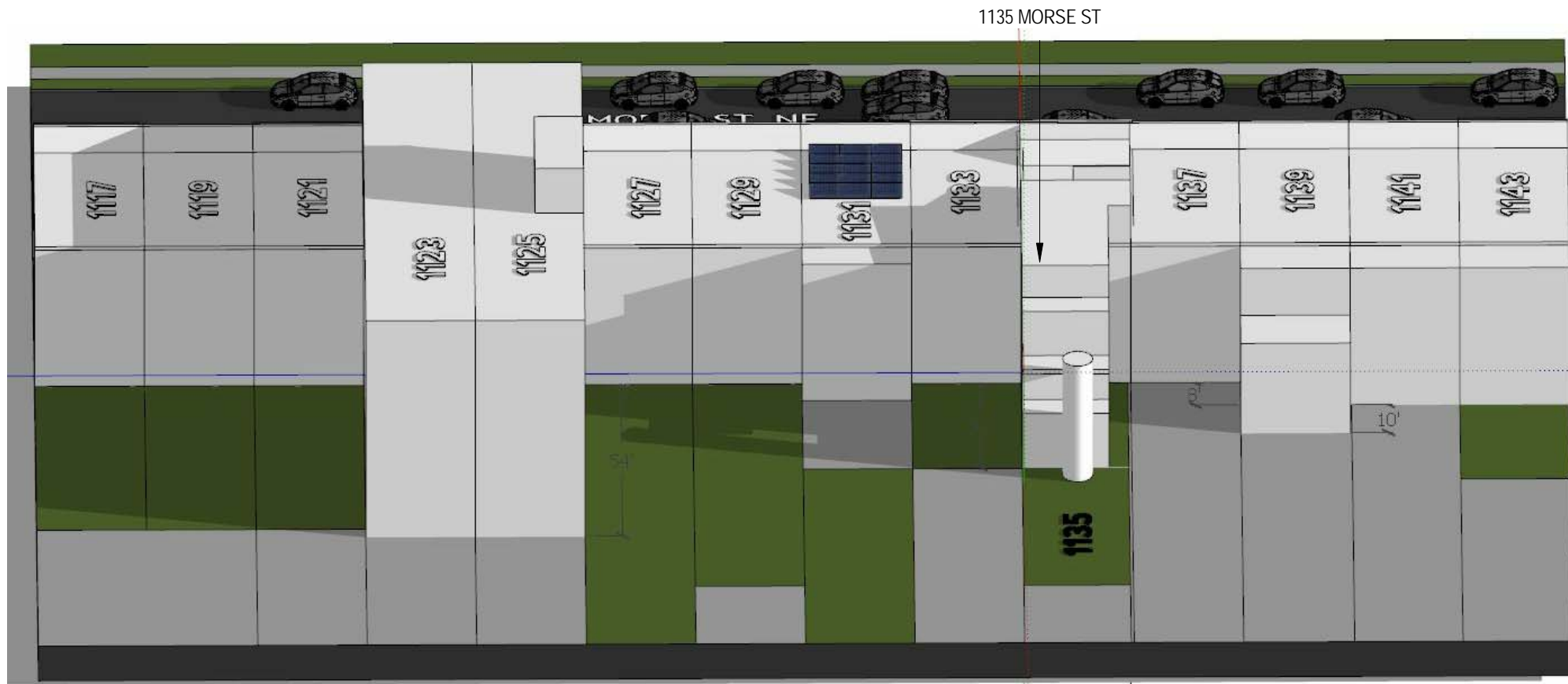
DATE  
01/26/2018

SCALE  
1/16" = 1'-0"

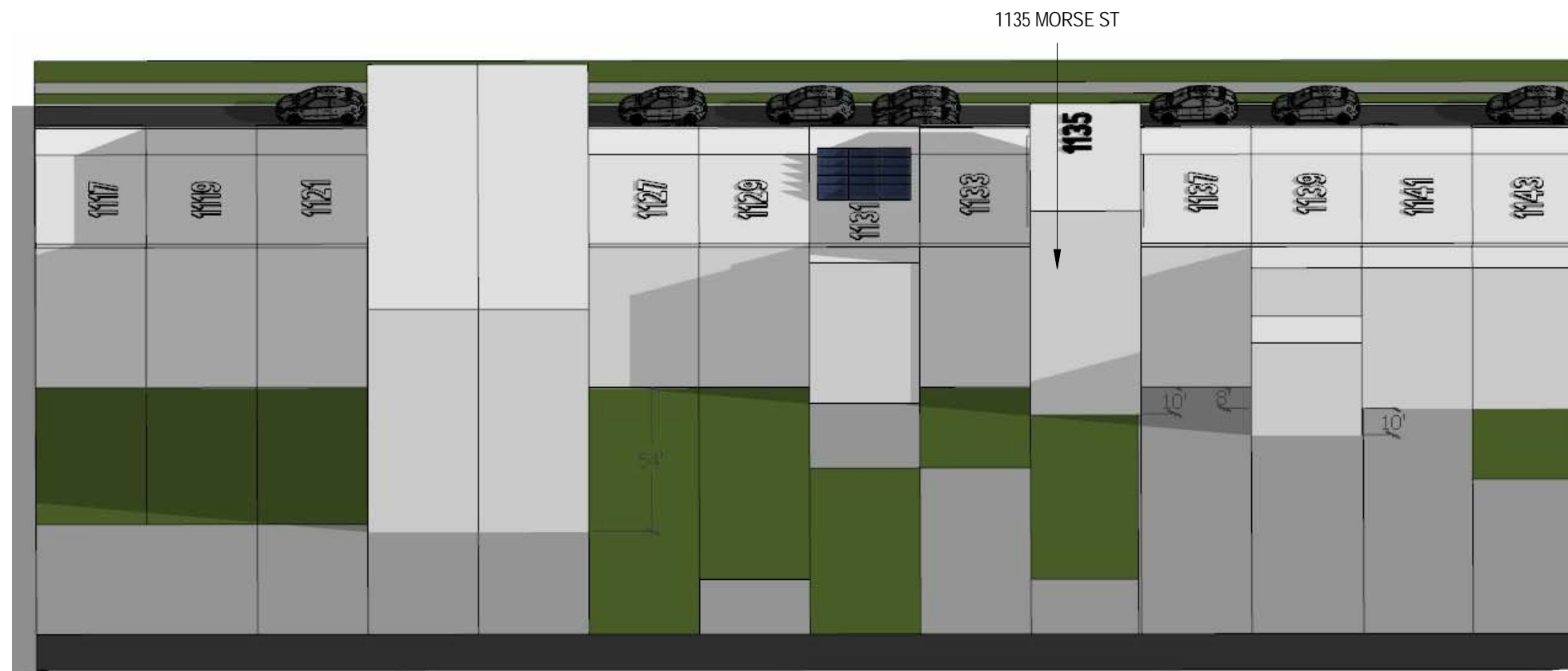
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2017.103

DRAWING NO.

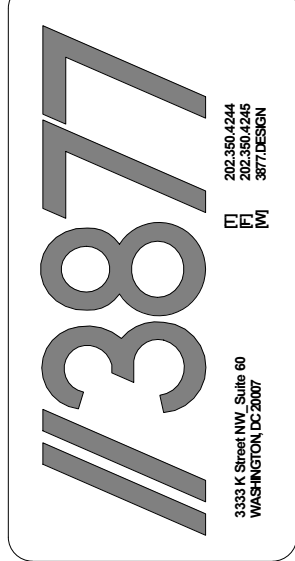
**A0022A**



PROPOSED DECEMBER 21 SUNRISE



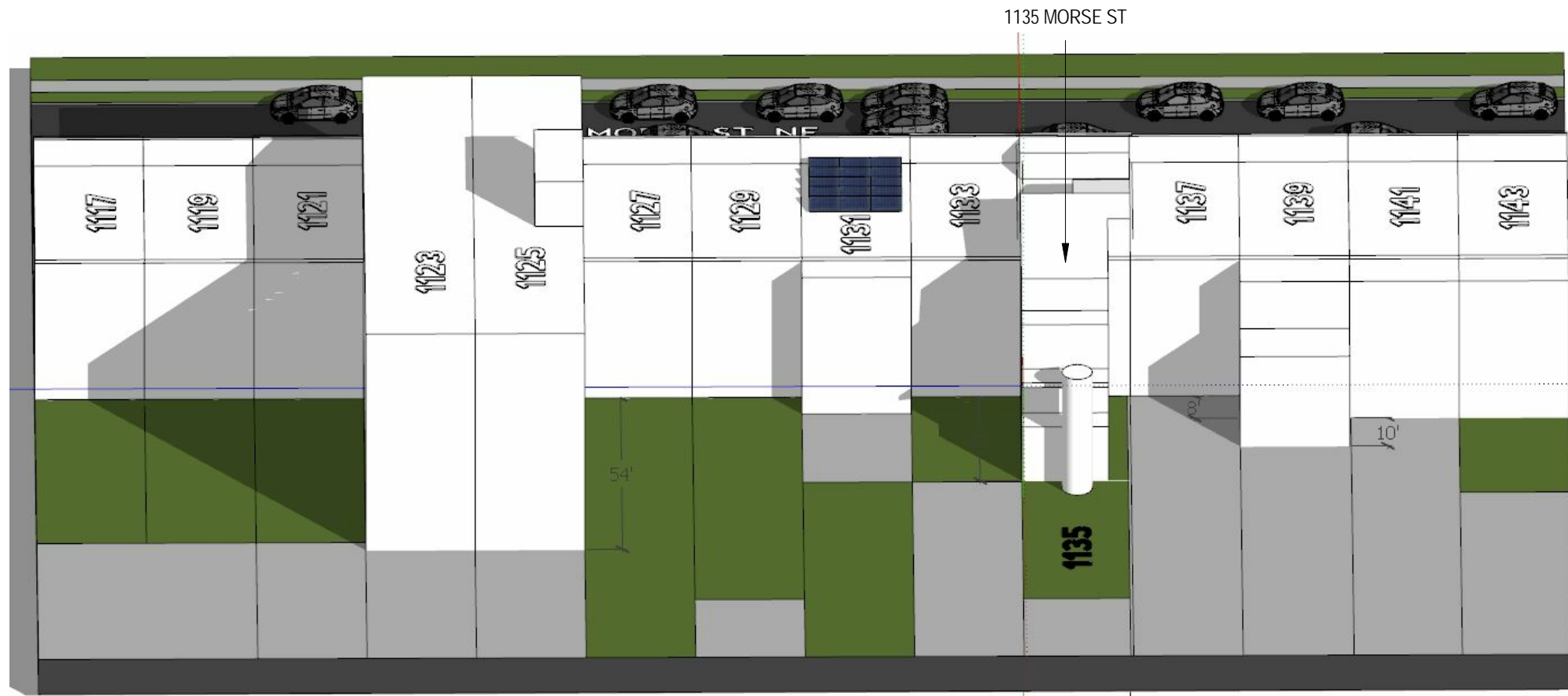
"BY RIGHT" DECEMBER 21 SUNRISE



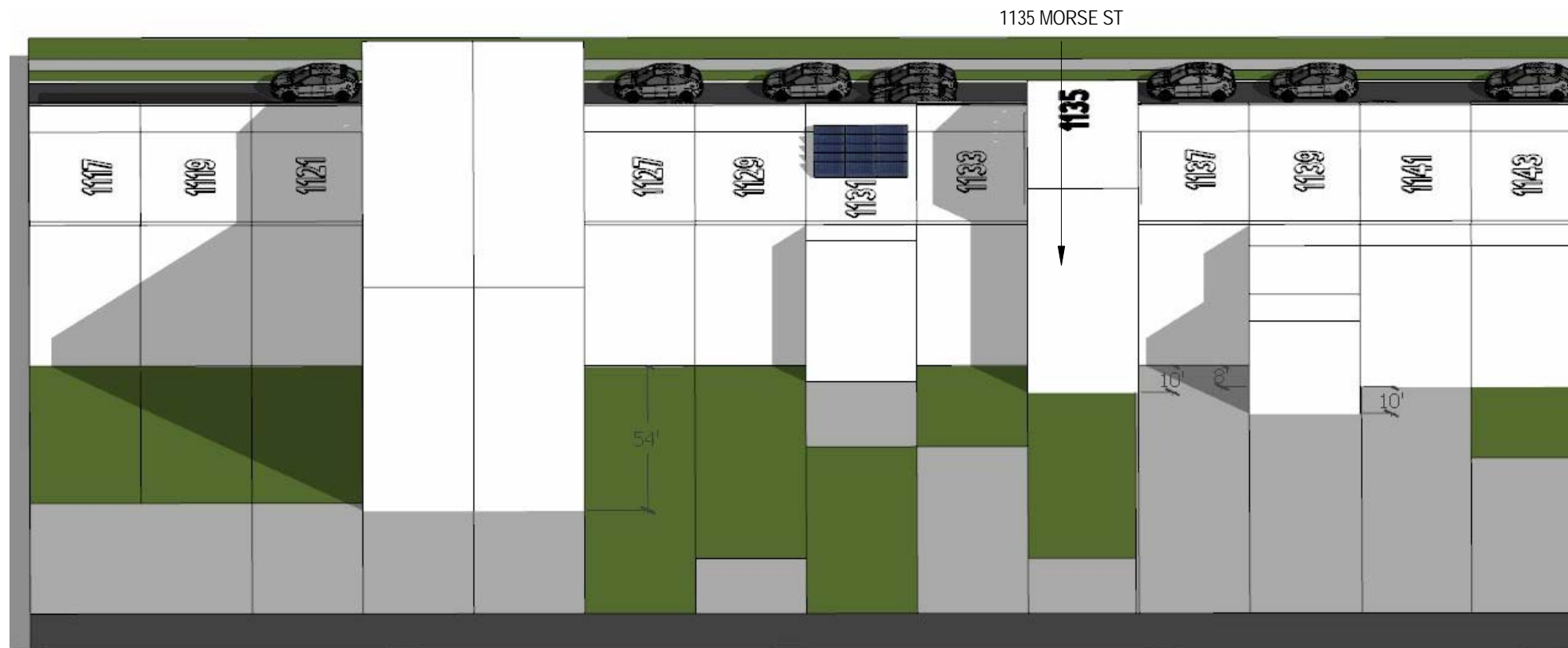
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**1135 MORSE ST NE**  
**WASHINGTON, DC 20002**

SHEET TITLE:	
<b>SUN STUDIES</b>	
DATE	01/26/2018
SCALE	
JOB NO.	2017.103
DRAWING NO.	<b>A0023</b>



PROPOSED DECEMBER 21 NOON



"BY RIGHT" DECEMBER 21 NOON

**RESIDENCE1135**  
**1135 MORSE ST NE**  
**WASHINGTON, DC 20002**

SHEET TITLE:

**SUN STUDIES**

DATE  
01/26/18

SCALE

JOB NO.  
2017.103

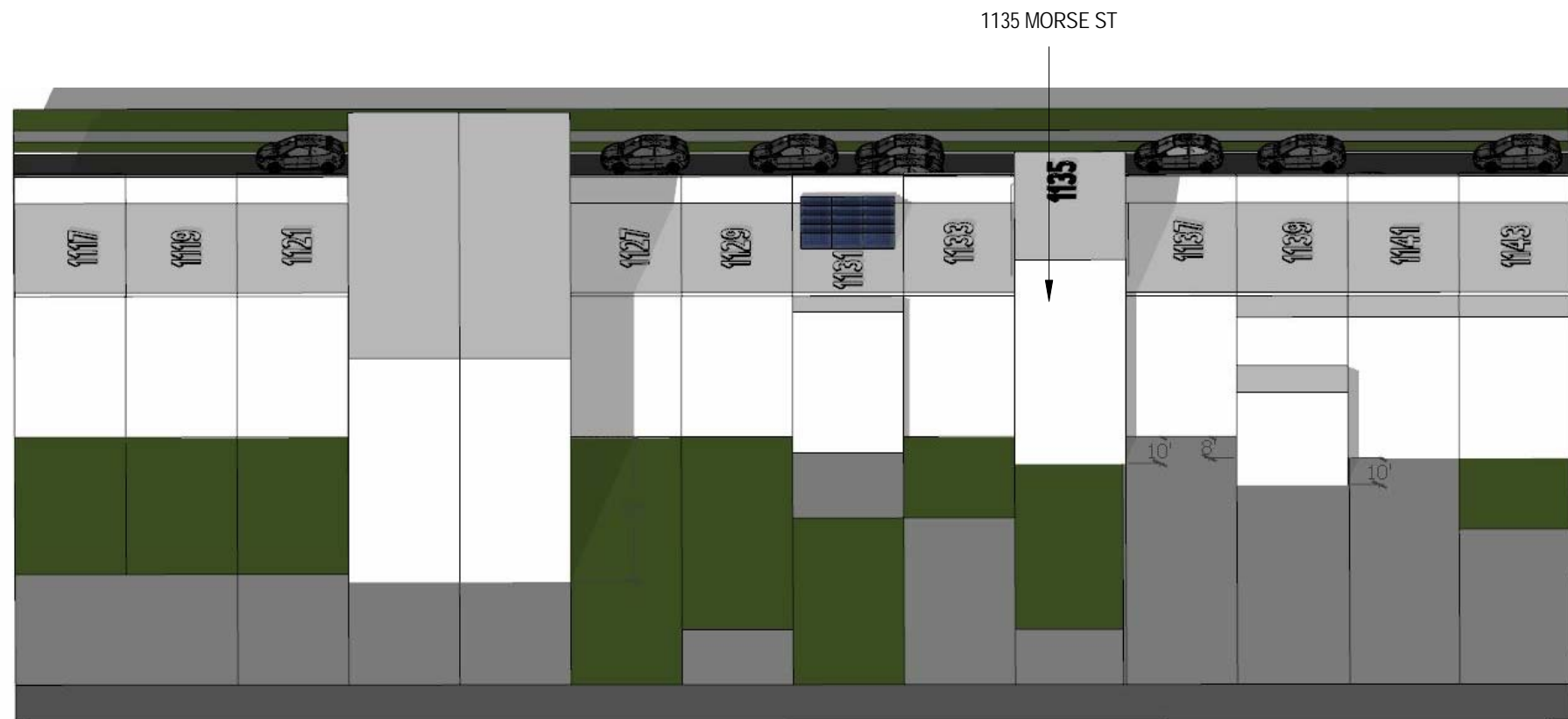
DRAWING NO.

**A0024**





PROPOSED DECEMBER 21 SUNSET



"BY RIGHT" DECEMBER 21 SUNSET

**3877**

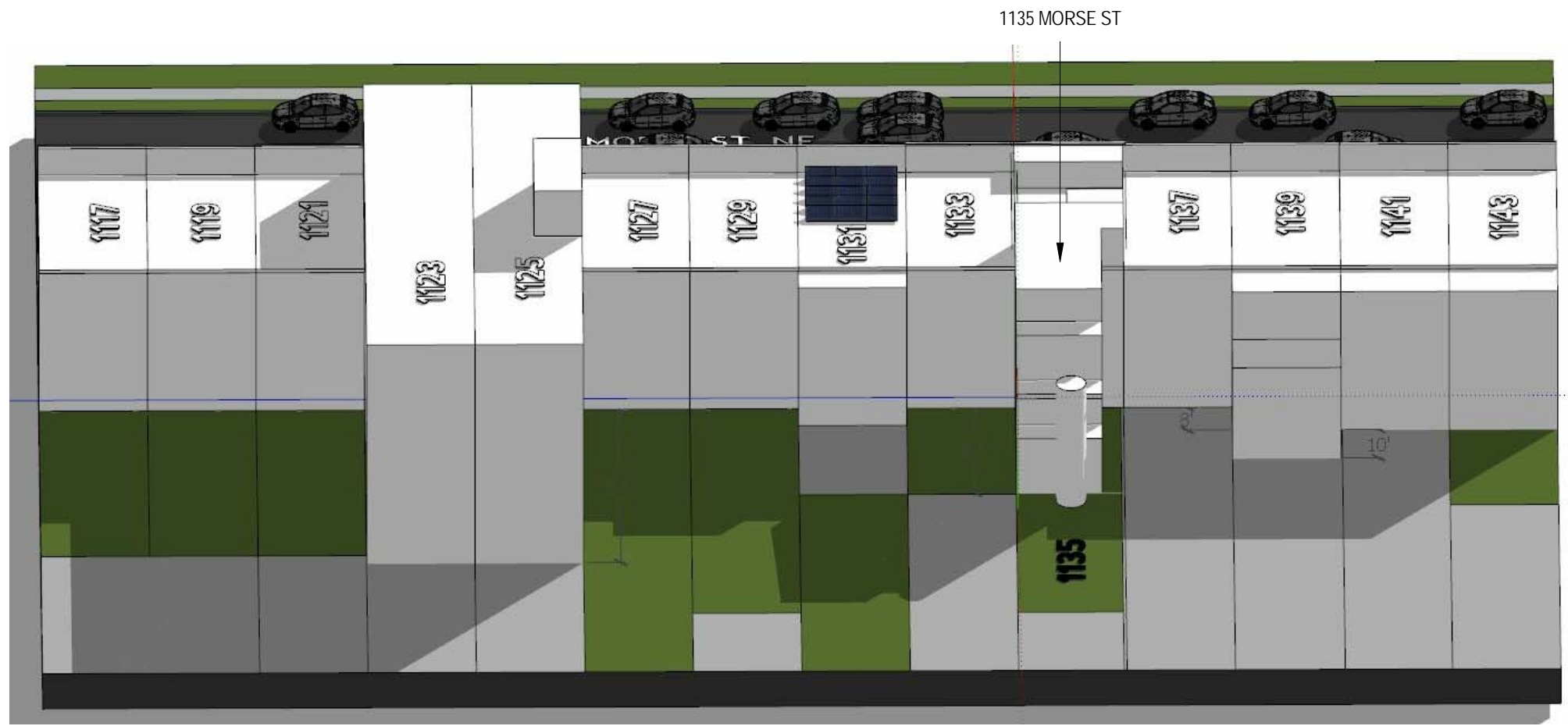
202.550.4244  
202.550.4245  
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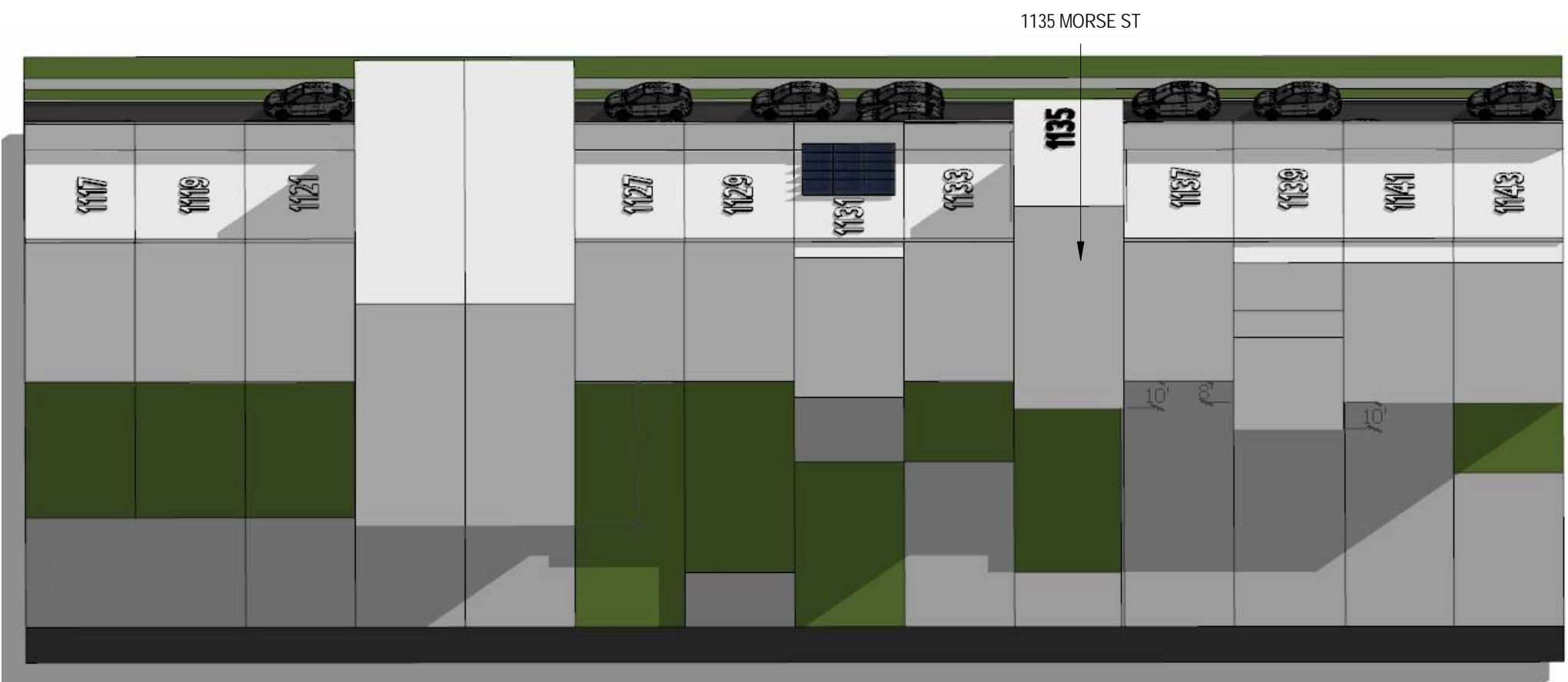
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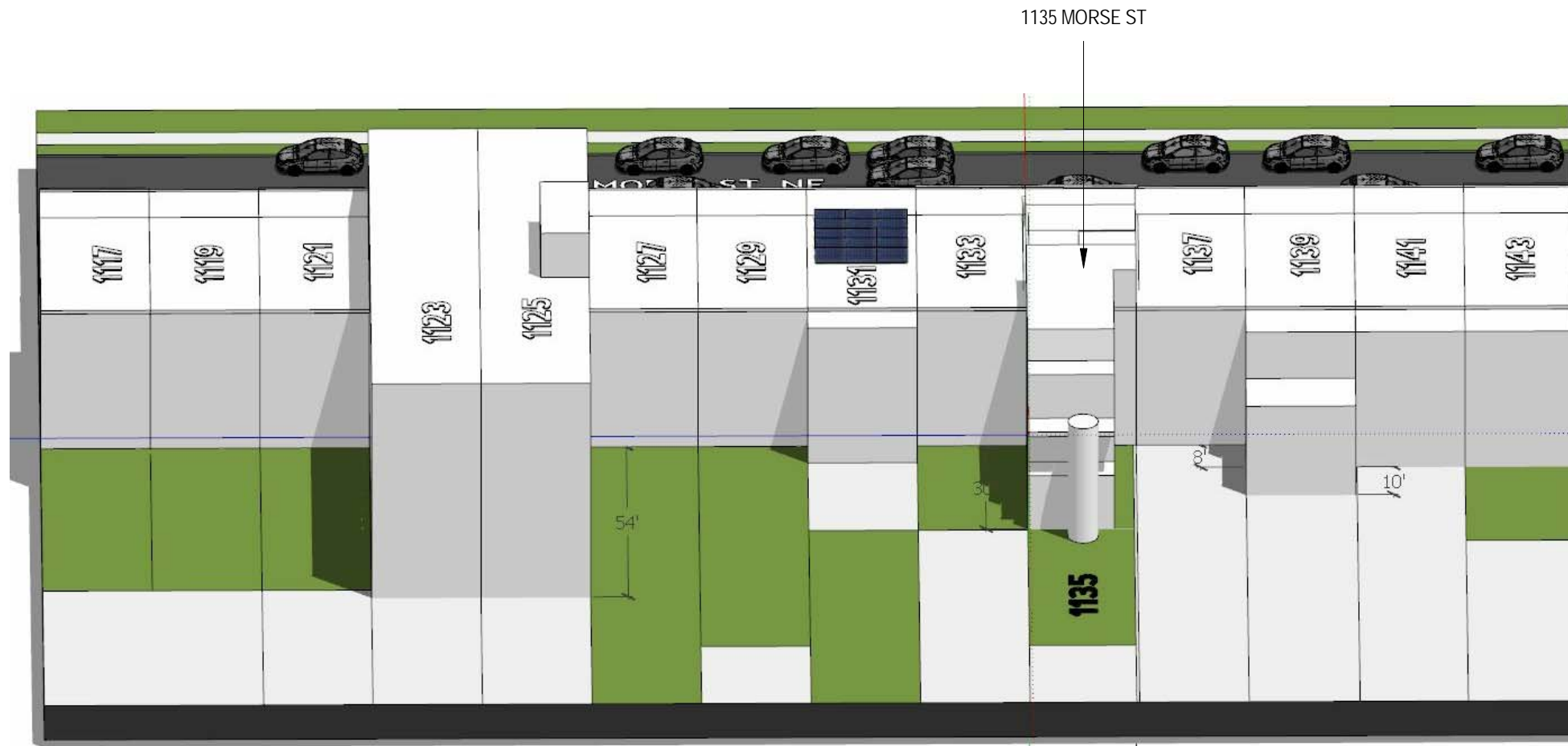
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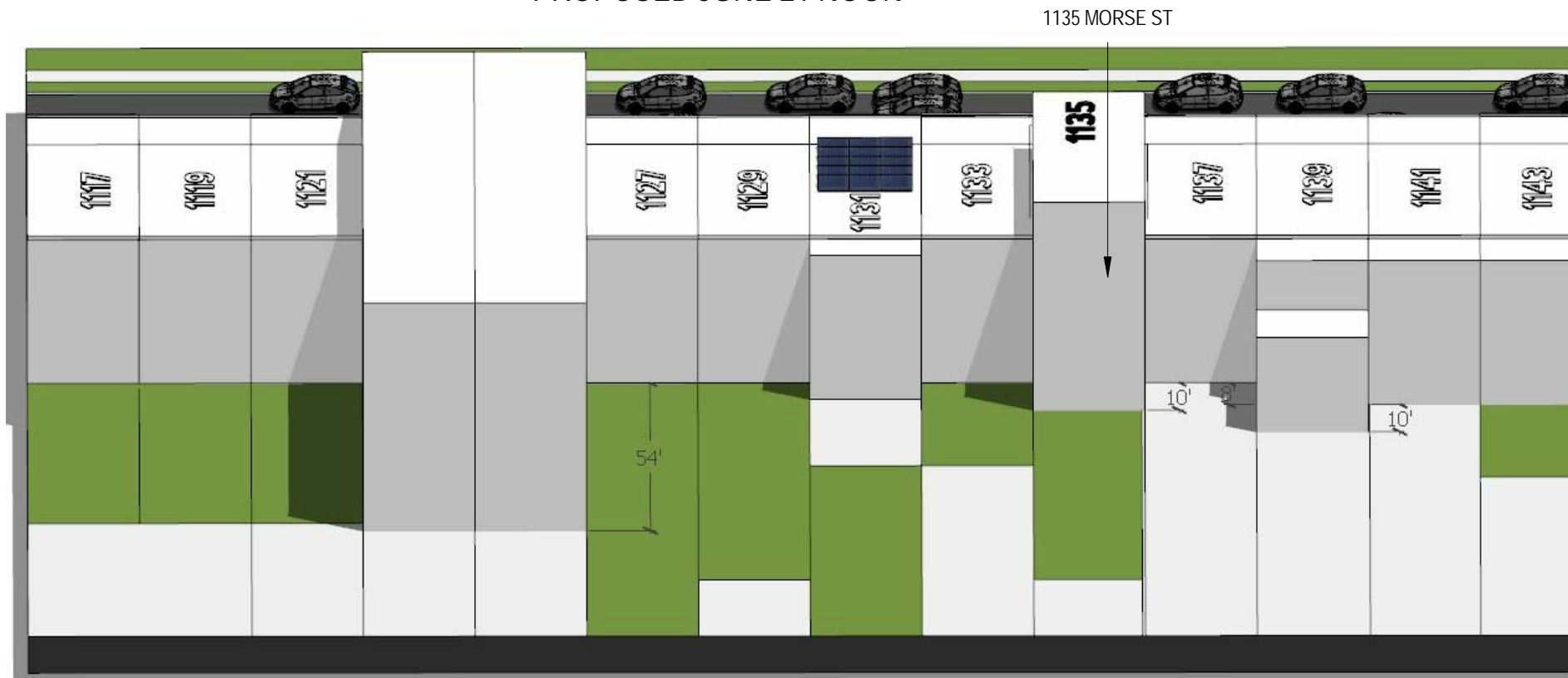
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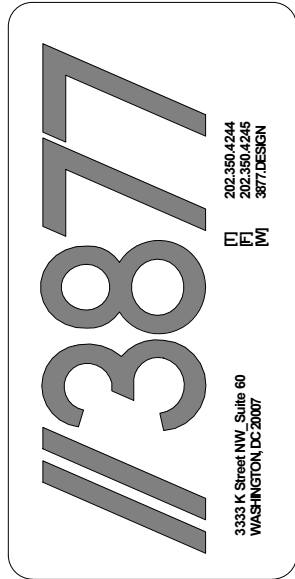
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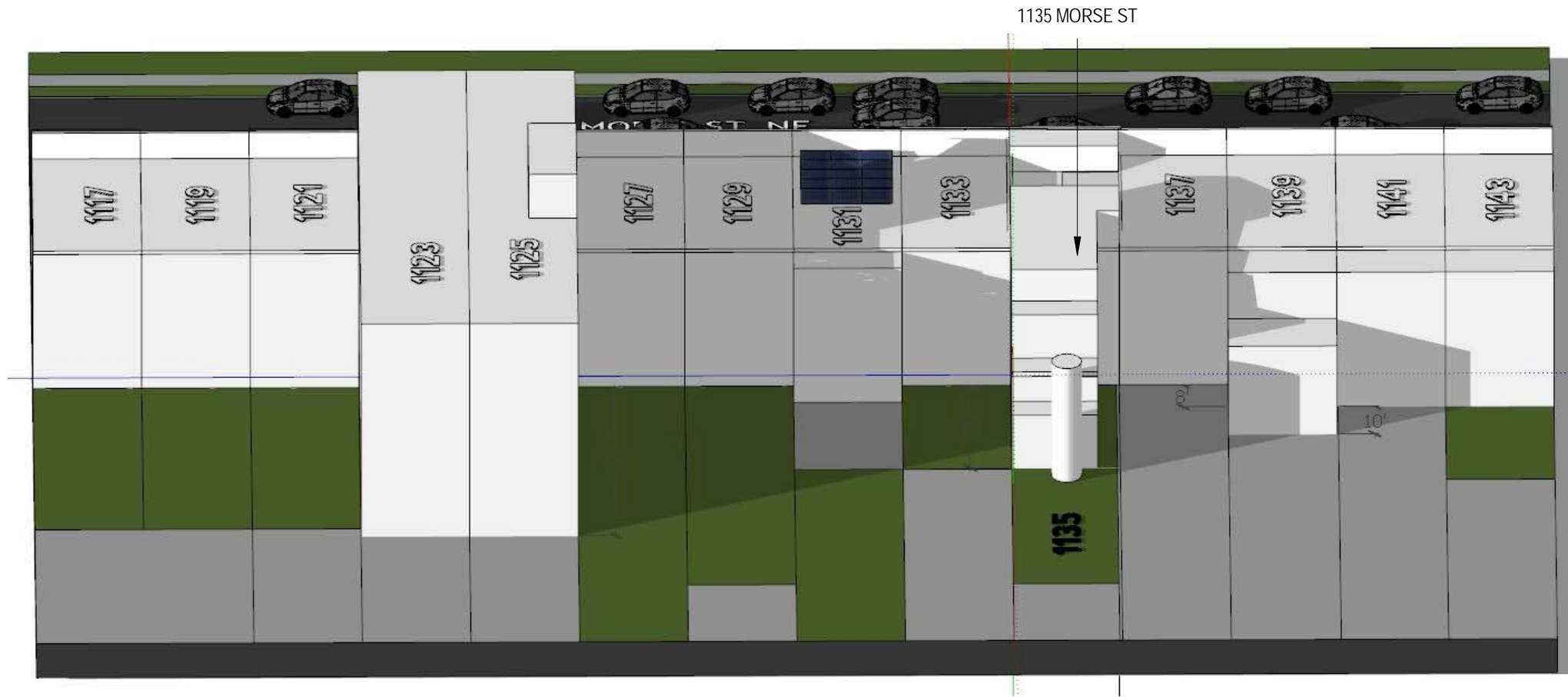
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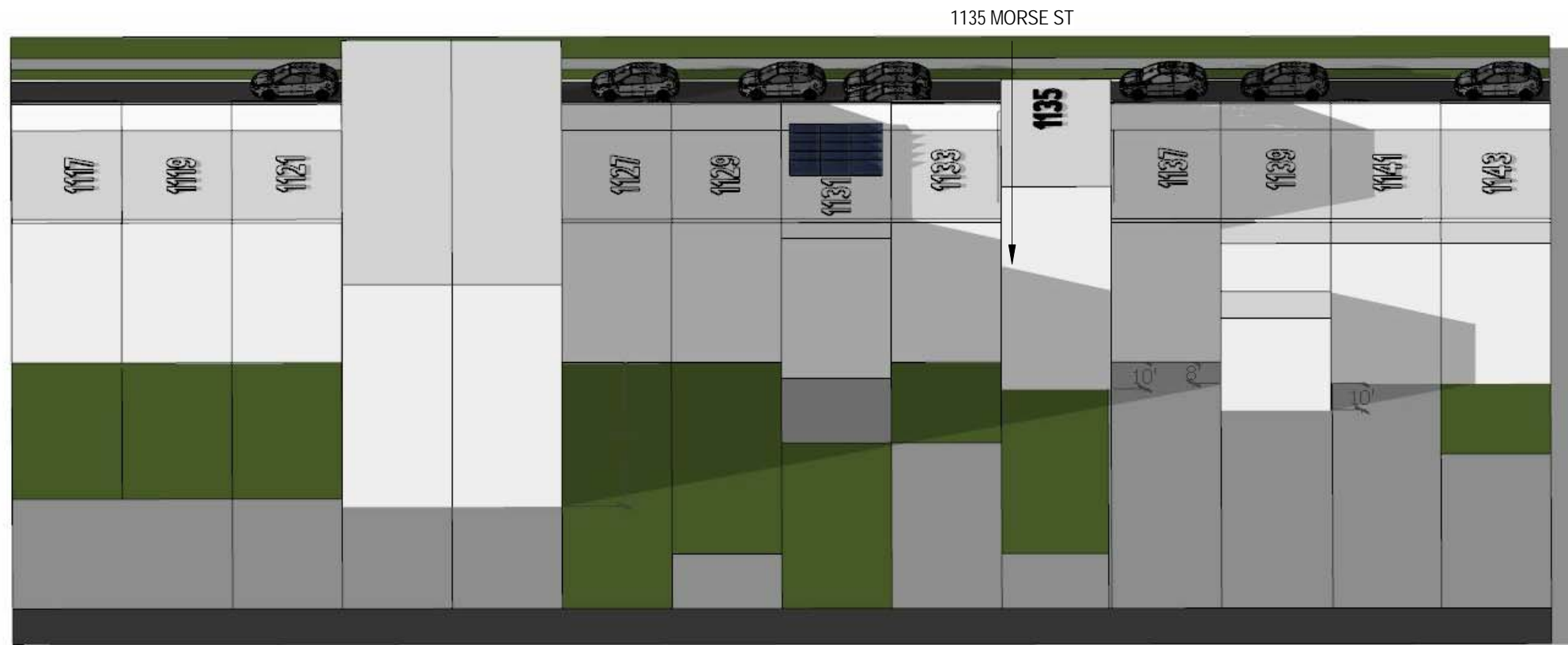
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