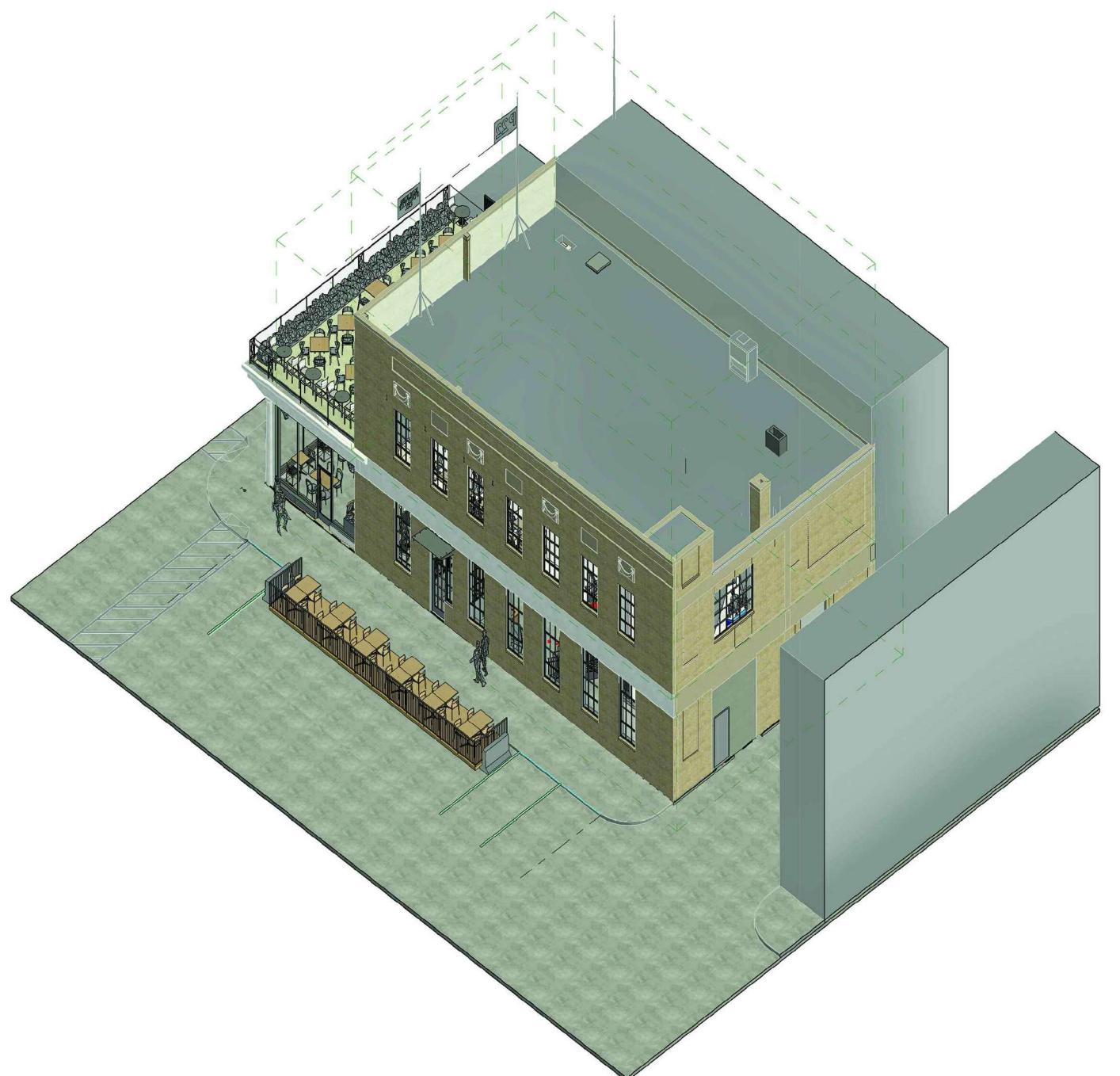


# 400 MORSE F&B, LLC

400 MORSE STREET NE  
WASHINGTON, DC 20002



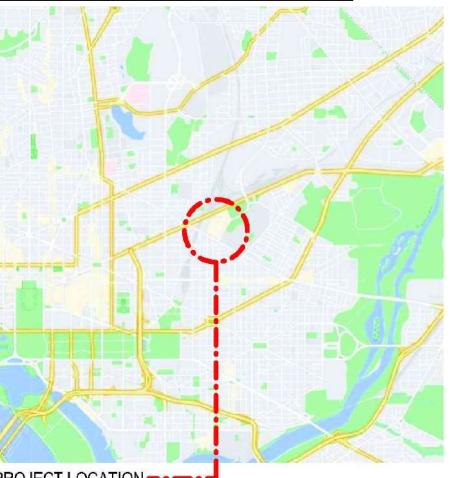
## BUILDING DATA

BUILDING ADDRESS: 400 MORSE STREET NE, WASHINGTON, DC 20002

ZONE: PDR-1  
LOT: 0029  
SQUARE: 3589  
WARD: 5  
LOT AREA: 4122 SF-NO CHANGE  
LOT COVERAGE: NO CHANGE

EXISTING BUILDING  
GROSS BUILDING AREA: 7,223 SF  
FIRST FLOOR: 4,052 SF  
SECOND FLOOR: 3,171 SF

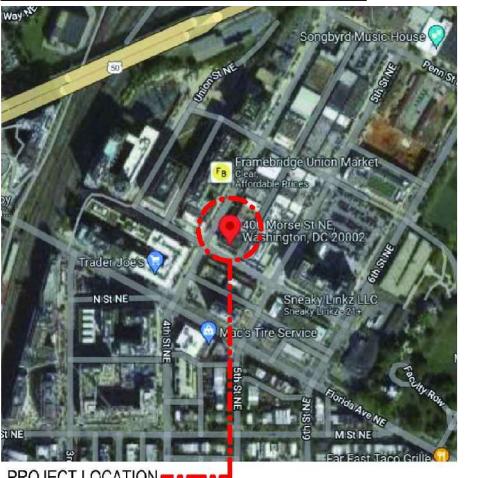
## VICINITY MAP



## SHEET INDEX

SHEET	SHEET TITLE	ZONING SET 01/24/2025	Zoning Doc. Update 05/09/2025	Zoning Response 1 (z1) - - -
SD1.1	ARCHITECTURAL COVER SHEET & BUILDING/SITE DATA	●	●	
SD1.2	BUILDING PLAT	●		
SD1.3	SURROUNDING AREA PHOTOS	●		
SD1.4	EXISTING BUILDING PHOTOS	●		
SD3.1	1ST FLOOR PLAN	●	●	
SD3.2	2ND FLOOR PLAN			
SD3.3	EXISTING ROOF PLAN	●	●	

## LOCATION MAP



REV.	DATE	ISSUE TITLE
B7A	01/24/2025	SUBMITTAL
PI-1T	05/09/2025	SUBMITTAL COORDINATION

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SEAL  
BRUCE CARLSON  
REGISTERED  
ARCHITECT  
ARC 40000762

400 MORSE  
F&B, LLC  
Board of Zoning Adjustment  
400 MORSE STREET NE  
WASHINGTON, DC 20002

COVER SHEET  
EXHIBIT NO. 21  
COVER SHEET &  
BUILDING/ZONING DATA

05/09/2025  
MIA241001  
PROJECT NUMBER  
SD1.1  
SHEET NUMBER

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REV.	DATE	ISSUE TITLE
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PI-1T	05/09/2025	SUBMITTAL COORDINATION

400 MORSE  
F&B, LLC  
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COVER SHEET  
EXHIBIT NO. 21  
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05/09/2025  
MIA241001  
PROJECT NUMBER  
SD1.1  
SHEET NUMBER

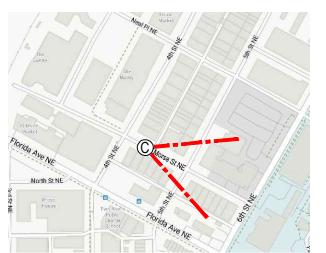
# Application Overview

- Special Exception per § U-802.1(c) to allow an eating and drinking establishment with a live performance venue.
- Area Variance preemptively requested from the requirement under § U-802.1(c)(3) that there be no other live performance, night club or dance venue within 1,000 sq. ft. due to later-filed nearby application (BZA 21292).



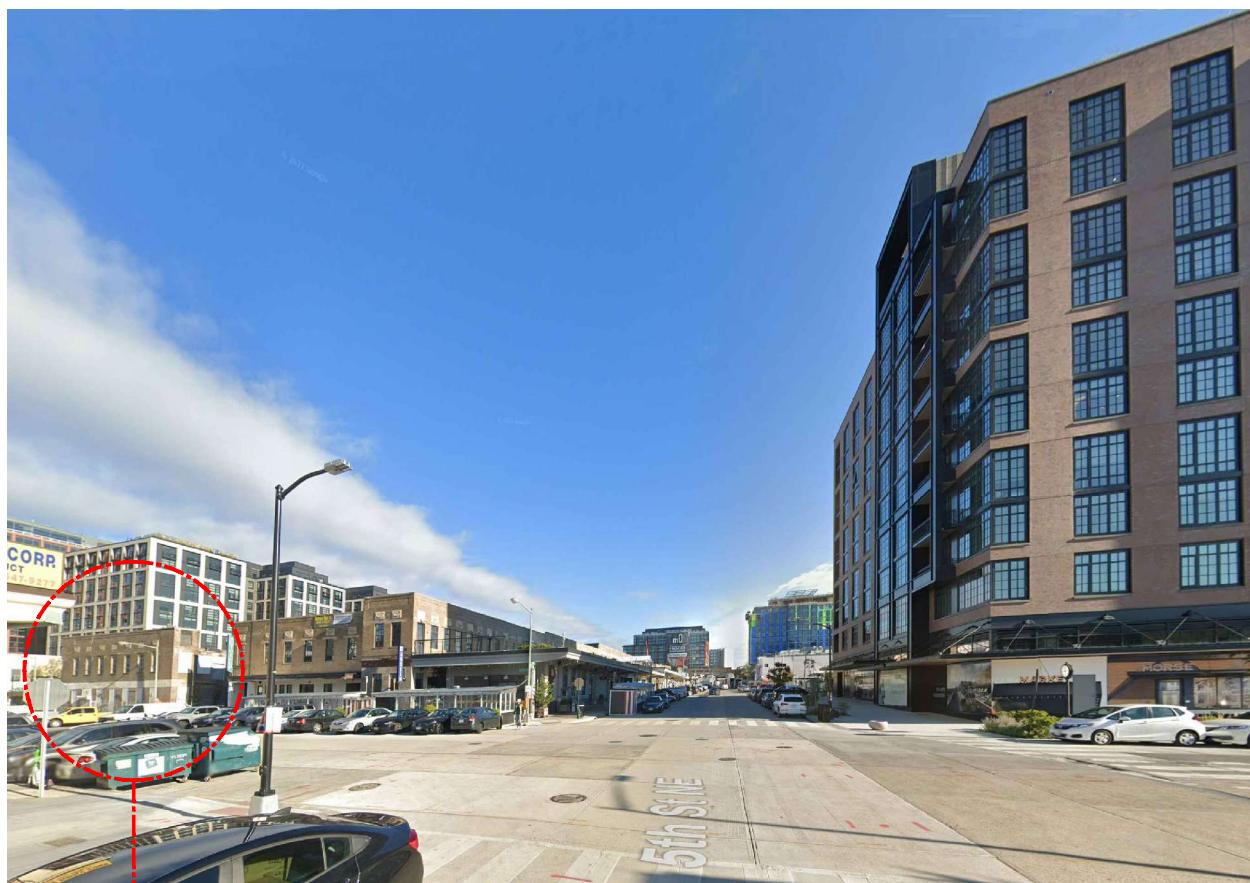
**C** SOUTHEASTERLY SURROUNDING VIEW

NO SCALE



**B** WESTERLY SURROUNDING VIEW

NO SCALE



**D** NORtherly View at 5th STREET

NO SCALE



**A** NORtherly SURROUNDING VIEW

NO SCALE



**DC** **MA**

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5851 SW 51st Street  
Miami, FL 33155  
Bruce Carlson  
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-----

**MEP-Fire ENGINEER**  
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## 3 4th STREET AND MORSE STREET CORNER VIEW



## 1 MORSE STREET VIEW



## 2 MORSE STREET AND 4th STREET CORNER VIEW

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400 MORSE  
F&B LLC

100 MORSE STREET NE  
WASHINGTON, DC 20002

## SURROUNDING PHOTOS

---

SD

NUMBER SHEET N

SD1.4  
E.T. NUMBER

**DC** **NA**

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REV.	DATE	ISSUE TITLE
B7A	01/24/2025	SUBMITTAL
PI-147	06/09/2025	SUBMITTAL COORDINATION

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SEAL



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WASHINGTON, DC 20002

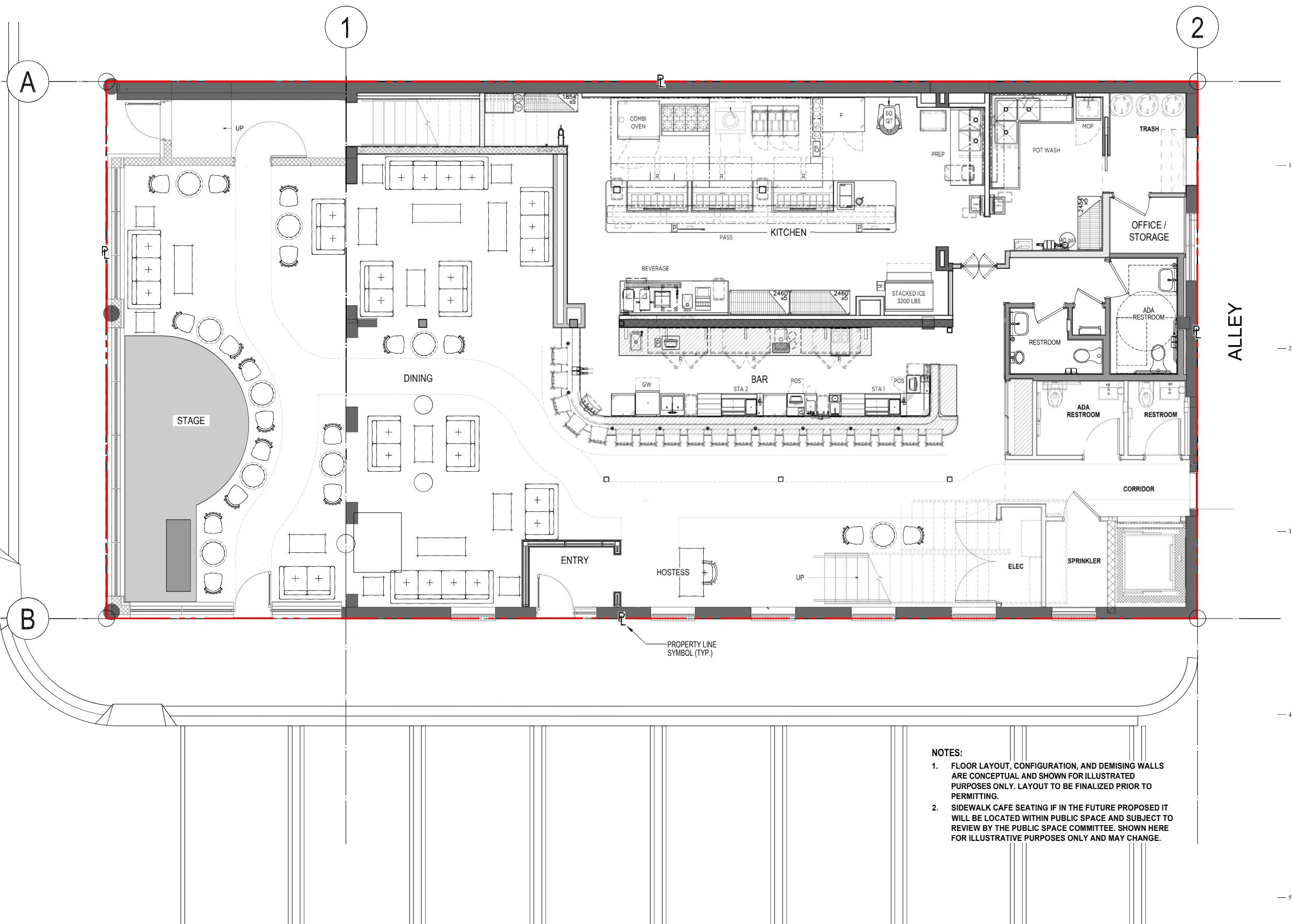
1st FLOOR  
LAYOUT PLAN

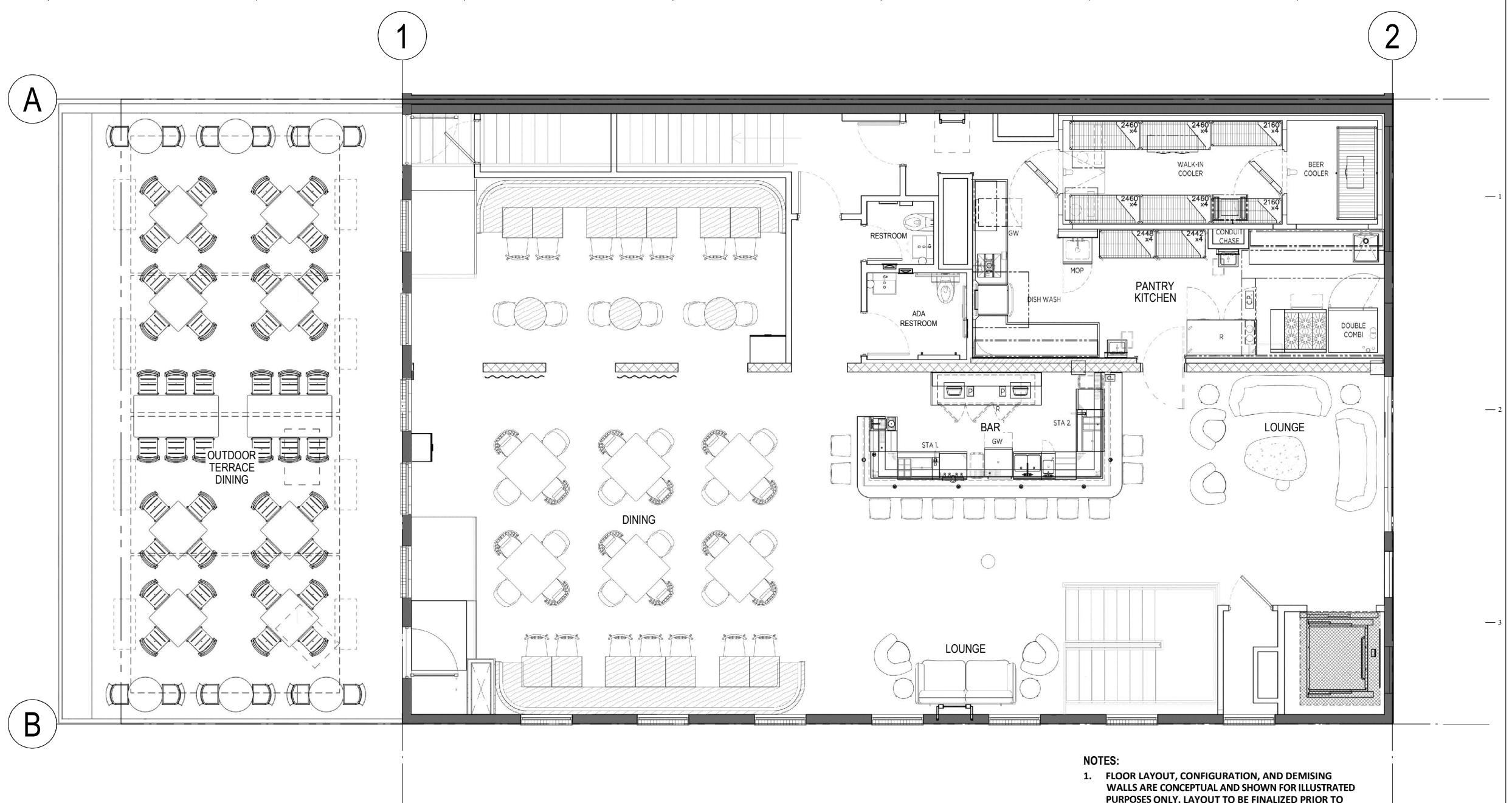
05/09/2025  
MIA241001  
PROJECT NUMBER  
SD2.1  
SHEET NUMBER

**N** **A** 1st FLOOR LAYOUT PLAN  
w/ ADDED BATHS

SCALE 1/4" = 1'-0"

MORSE STREET





NOTES:

1. FLOOR LAYOUT, CONFIGURATION, AND DEMISING WALLS ARE CONCEPTUAL AND SHOWN FOR ILLUSTRATED PURPOSES ONLY. LAYOUT TO BE FINALIZED PRIOR TO PERMITTING.

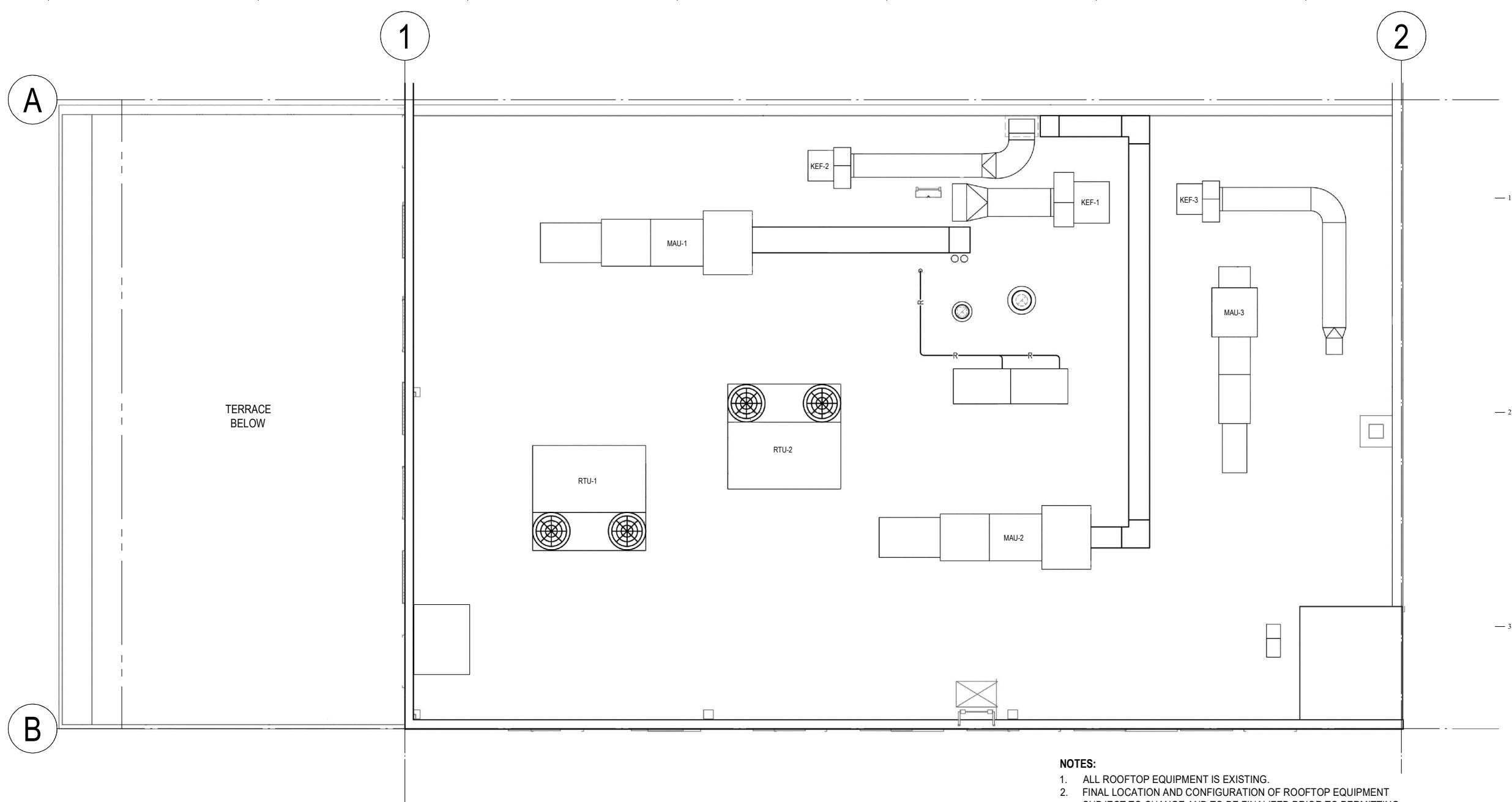
The seal is circular with a double-lined border. The outer border contains the words "STATE OF WASHINGTON" at the top and "ARCHITECT" at the bottom. The inner border contains "BRUCE CARLSON" at the top and "REGISTERED" at the bottom. The center of the seal contains the registration number "ARC 40000762".

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F&B, LLC

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WASHINGTON, DC 20002

## EXISTING 2nd FLOOR LAYOUT PLAN

SD2.2  
EET NUMBER



**OTES:**  
ALL ROOFTOP EQUIPMENT IS EXISTING.  
FINAL LOCATION AND CONFIGURATION OF ROOFTOP EQUIPMENT  
SUBJECT TO CHANGE AND TO BE FINALIZED PRIOR TO PERMITTING.

The seal is circular with a double-lined border. The outer border contains the words "STATE OF WASHINGTON" at the top and "ARCHITECT" at the bottom. The inner border contains "BRUCE CARLSON" at the top and "REGISTERED" at the bottom. The center of the seal contains the registration number "ARC 40000762".

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---

EXISTING

## **EXISTING ROOF PLAN**

01

NUMBER SHEET N

09/2025 SD2.3  
A241001 SHEET NUMBER  
OBJECT NUMBER

THANK YOU