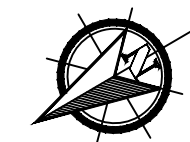
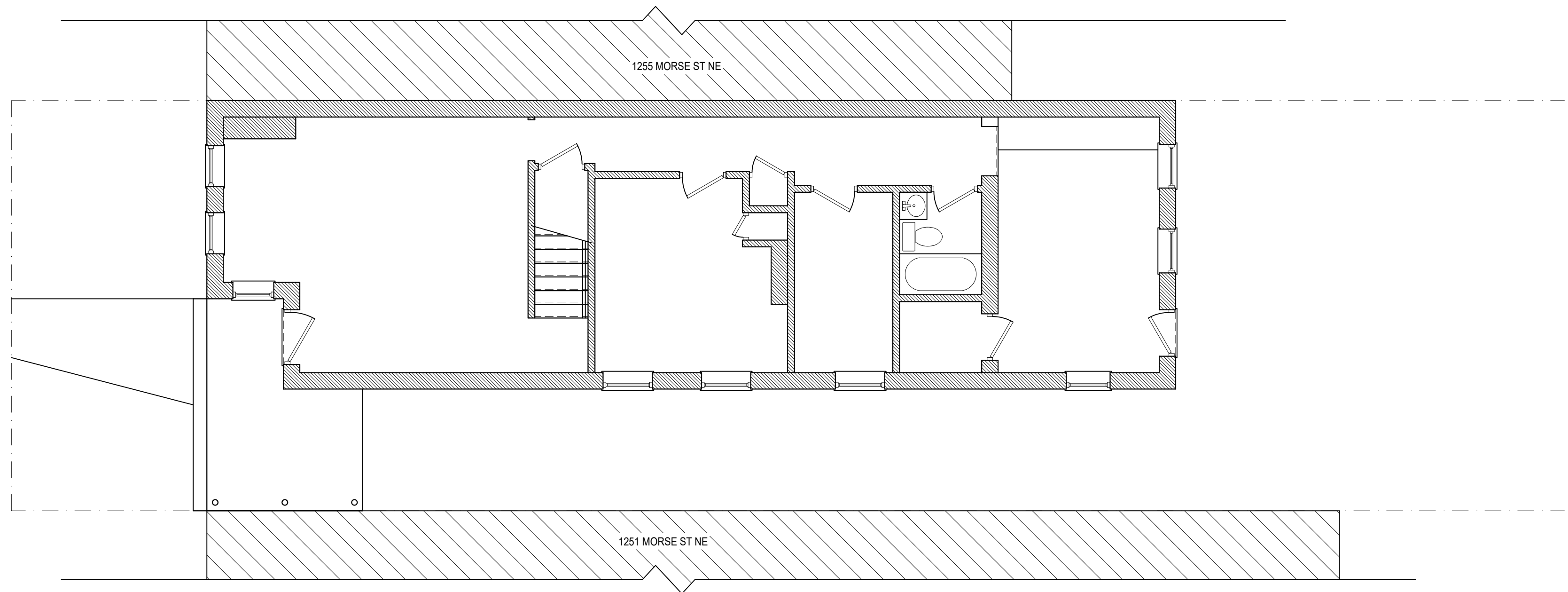


SITE PLAN



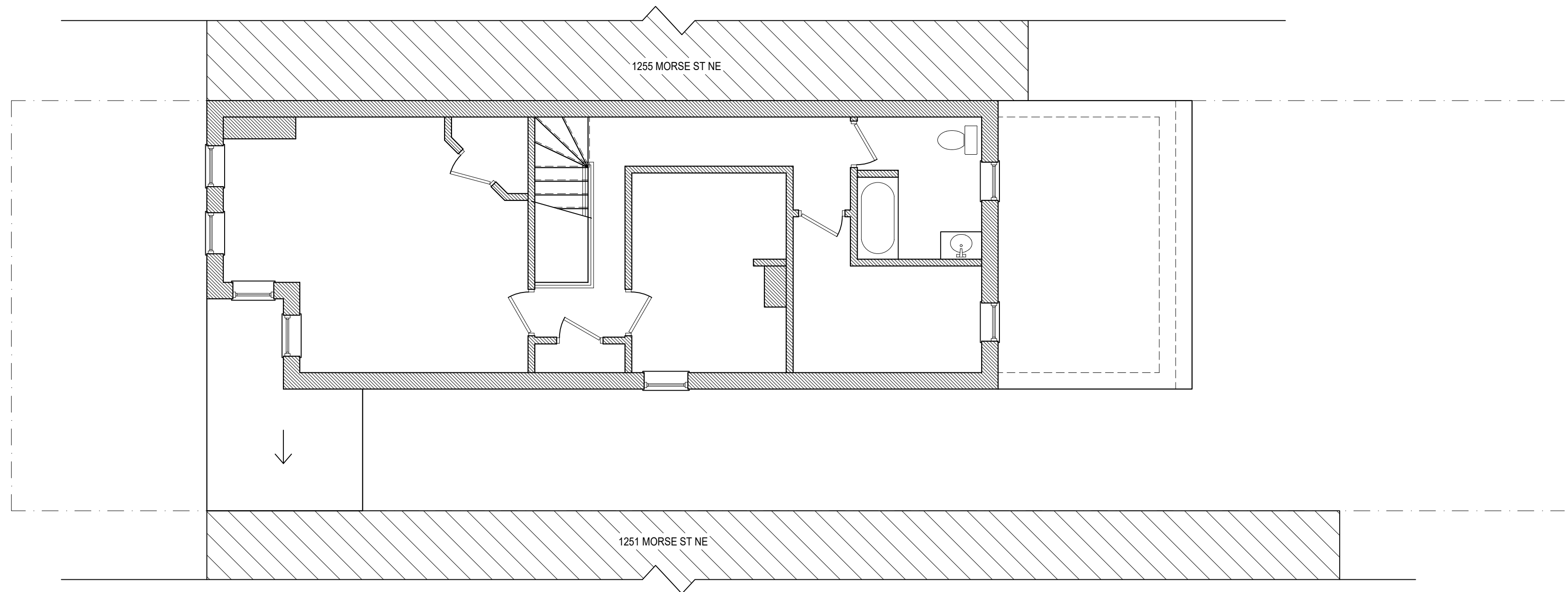
ZONING INFORMATION			
REGULATION	EXISTING	ALLOWED/REQUIRED	PROPOSED
ZONING DISTRICT	RF-1		RF-1
BUILDING HEIGHT	00'-0" 2 STORIES	35'-0" 3 STORIES	35'-0" 3 STORIES W/ CELLAR
BUILDING FOOTPRINT	- 1,013 SF	-	- 1,189 SF
LOT SIZE	145'-4" x 25'-0" 3,633 SF	-	145'-4" x 25'-0" 3,633 SF
LOT COVERAGE	27% 1,175 SF	60% 2,180 SF	45% 1,643 SF
FRONT YARD	11'-11"	N/A	11'-11"
SIDE YARD (L)	0'-0"	0'-0"	0'-0"
SIDE YARD (R)	7'-5"	5'-0"	3'-0"
REAR YARD	74'-4"	20'-0"	64'-4"
OFF-STREET PARKING	0	2	2



1253 MORSE ST, NE
EXISTING FIRST FLOOR PLAN

SCALE: 3/16" = 1'-0"

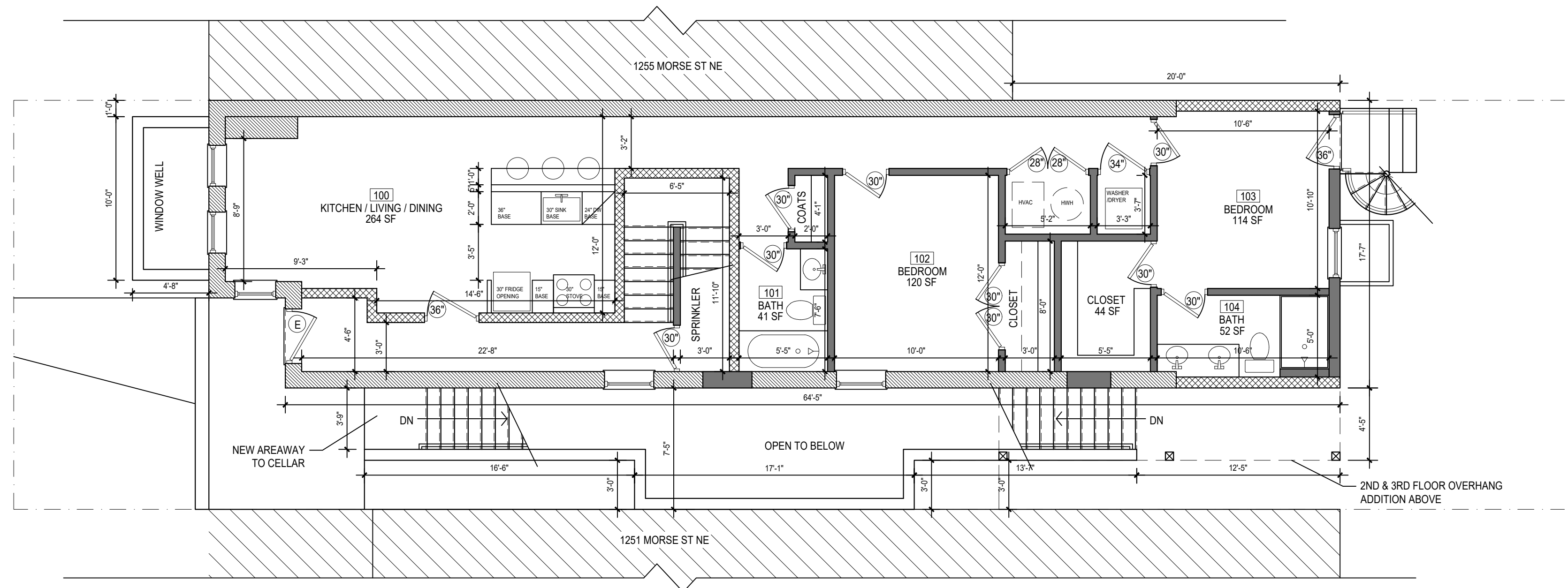




1253 MORSE ST, NE
EXISTING SECOND FLOOR PLAN

SCALE: 3/16" = 1'-0"



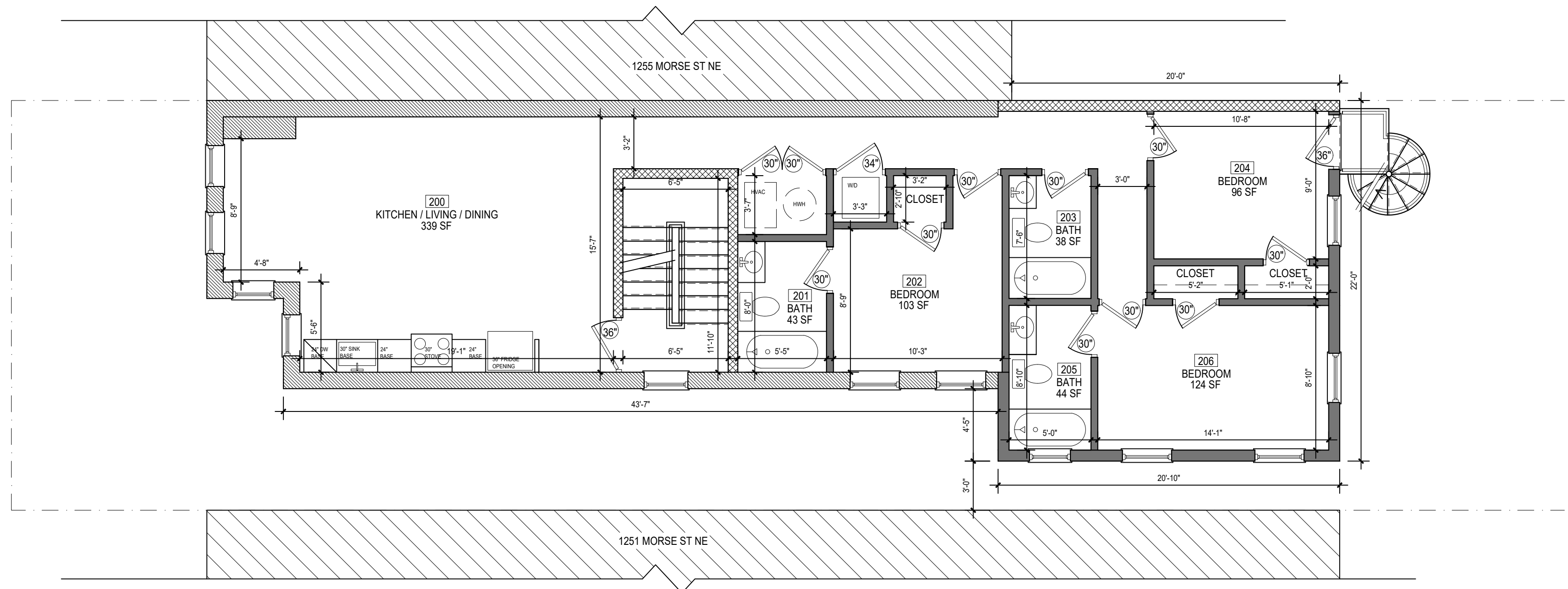


1253 MORSE ST, NE
PROPOSED FIRST FLOOR PLAN

SCALE: 3/16" = 1'-0"



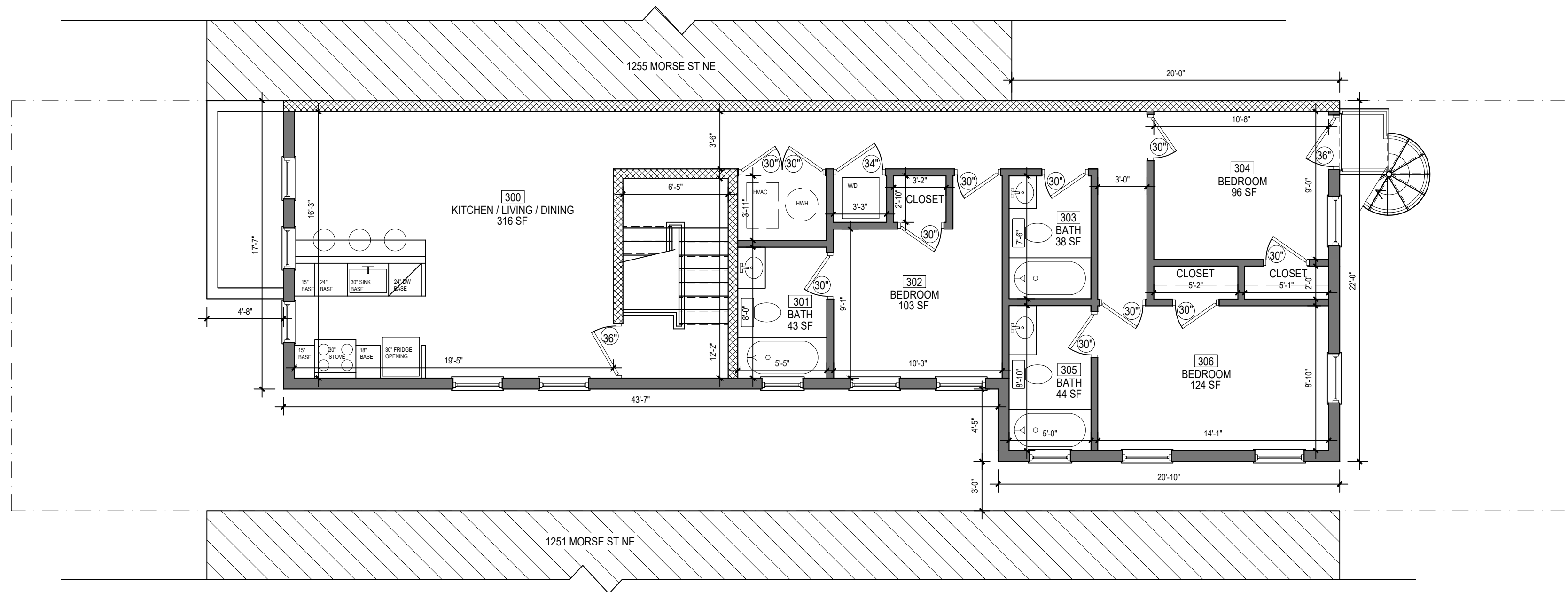
UNIT #2
855 SF



1253 MORSE ST, NE
PROPOSED SECOND FLOOR PLAN

SCALE: 3/16" = 1'-0"

UNIT #3
1,118 SF



1253 MORSE ST, NE
PROPOSED THIRD FLOOR PLAN

SCALE: 3/16" = 1'-0"



UNIT #4
1,111 SF



1 EXISTING FRONT ELEVATION
SCALE: 3/16" = 1'-0"



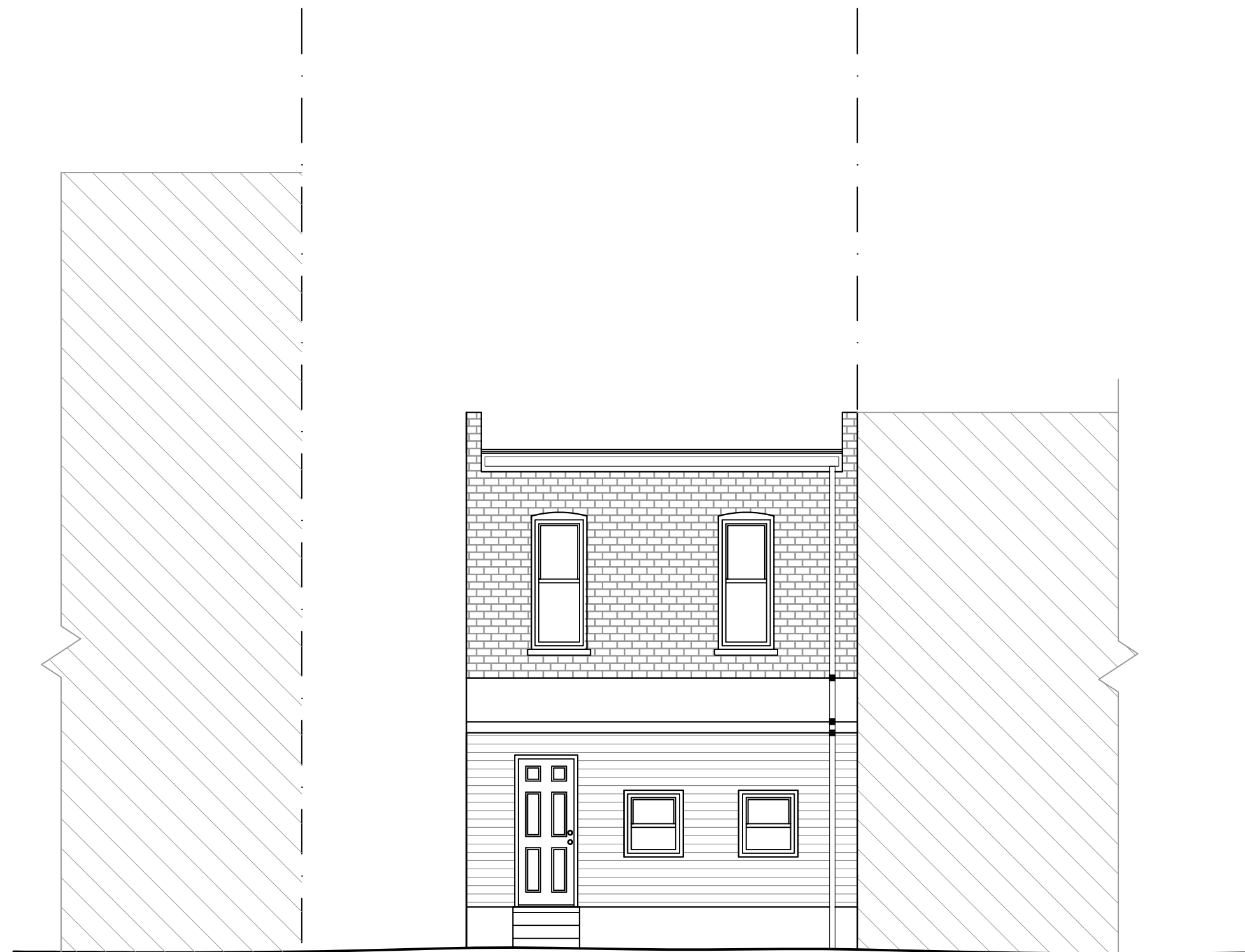
UNIT #1 EGRESS
WINDOW AND
WINDOW WELL

NEW STAIRS THAT
LEAD TO UNIT #1
BELOW

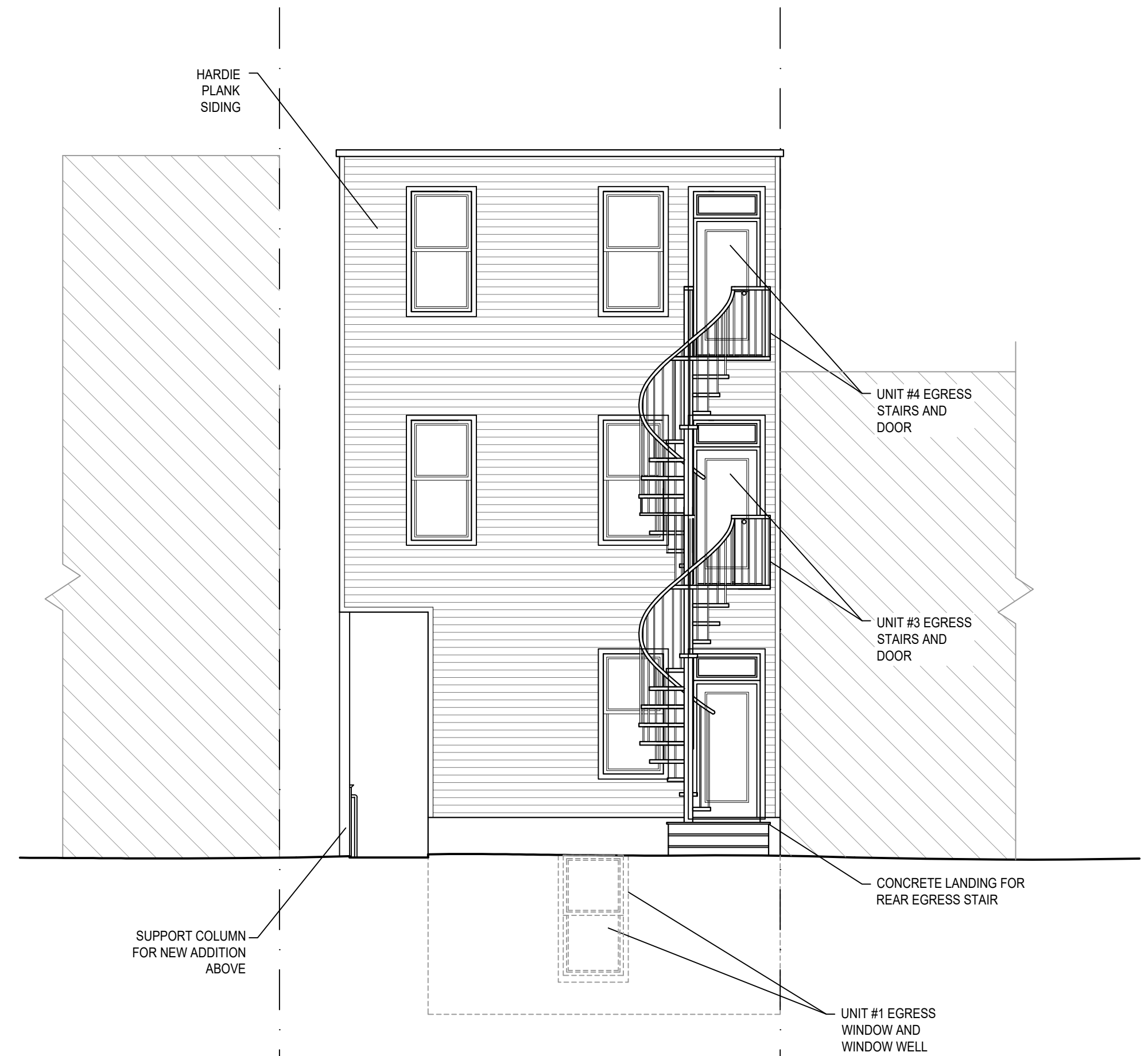
2 PROPOSED FRONT ELEVATION
SCALE: 3/16" = 1'-0"



1253 MORSE ST, NE
EXISTING AND PROPOSED FRONT ELEVATION



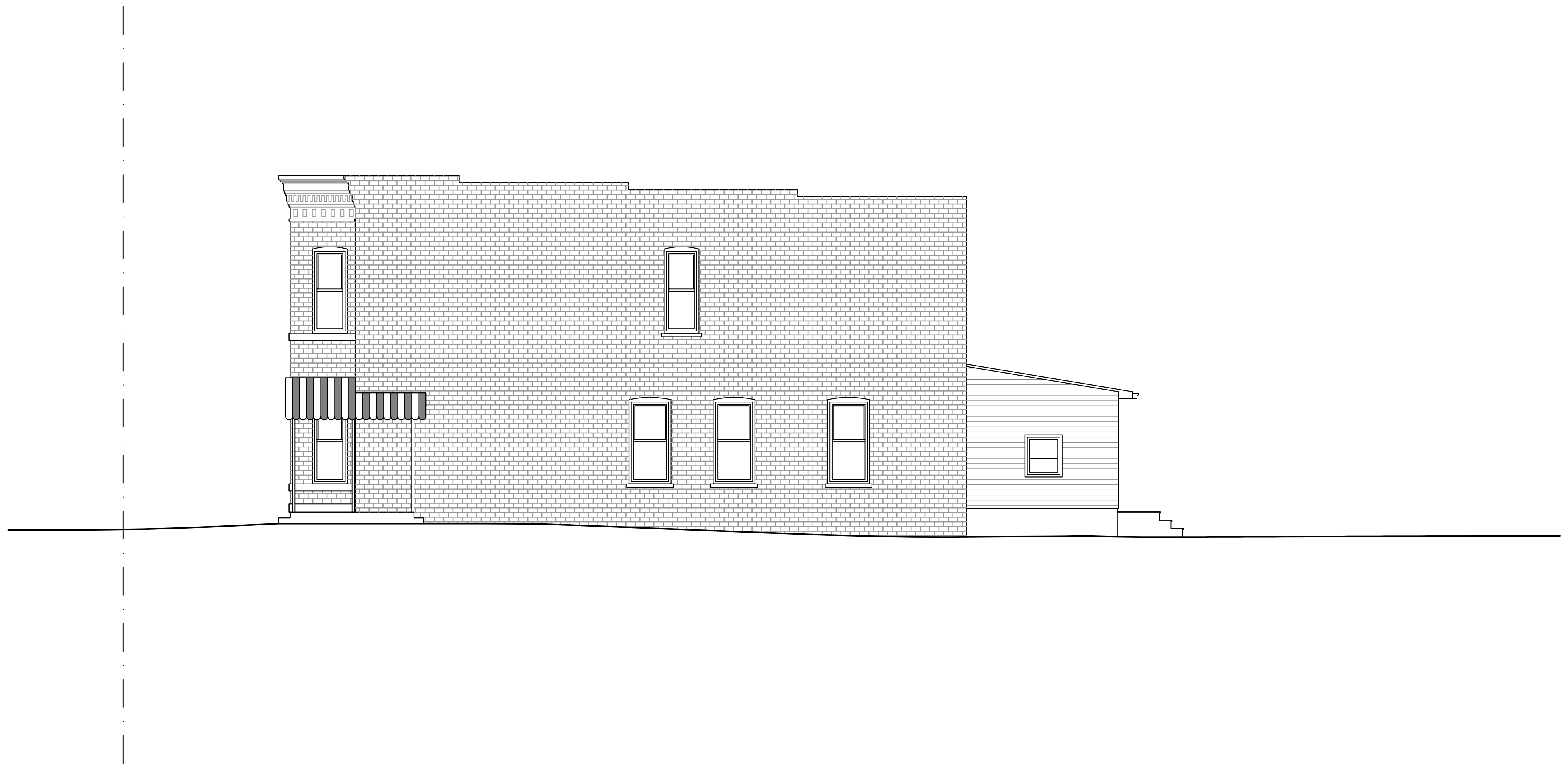
3 EXISTING REAR ELEVATION
SCALE: 3/16" = 1'-0"



4 PROPOSED REAR ELEVATION
SCALE: 3/16" = 1'-0"



1253 MORSE ST, NE
EXISTING AND PROPOSED REAR ELEVATION



1253 MORSE ST, NE
EXISTING SIDE ELEVATION



6 PROPOSED SIDE ELEVATION
SCALE: 3/16" = 1'-0"

0 1' 2' 3' 4' 5' 10'



1253 MORSE ST, NE
PROPOSED SIDE ELEVATION