

932 SHEPHERD ST
NW WASHINGTON DC
20011

LOT: 0839 SQUARE: 2906

RESIDENTIAL ROW
BUILDING

PROJECT CODE -

OWNER
1124 MORSE LLC

OWNER ADDRESS
41649 WHITE YARROW CT
ASHBURN VA 20148

PROPERTY ADDRESS
932 SHEPHERD ST NW
WASHINGTON DC 20011

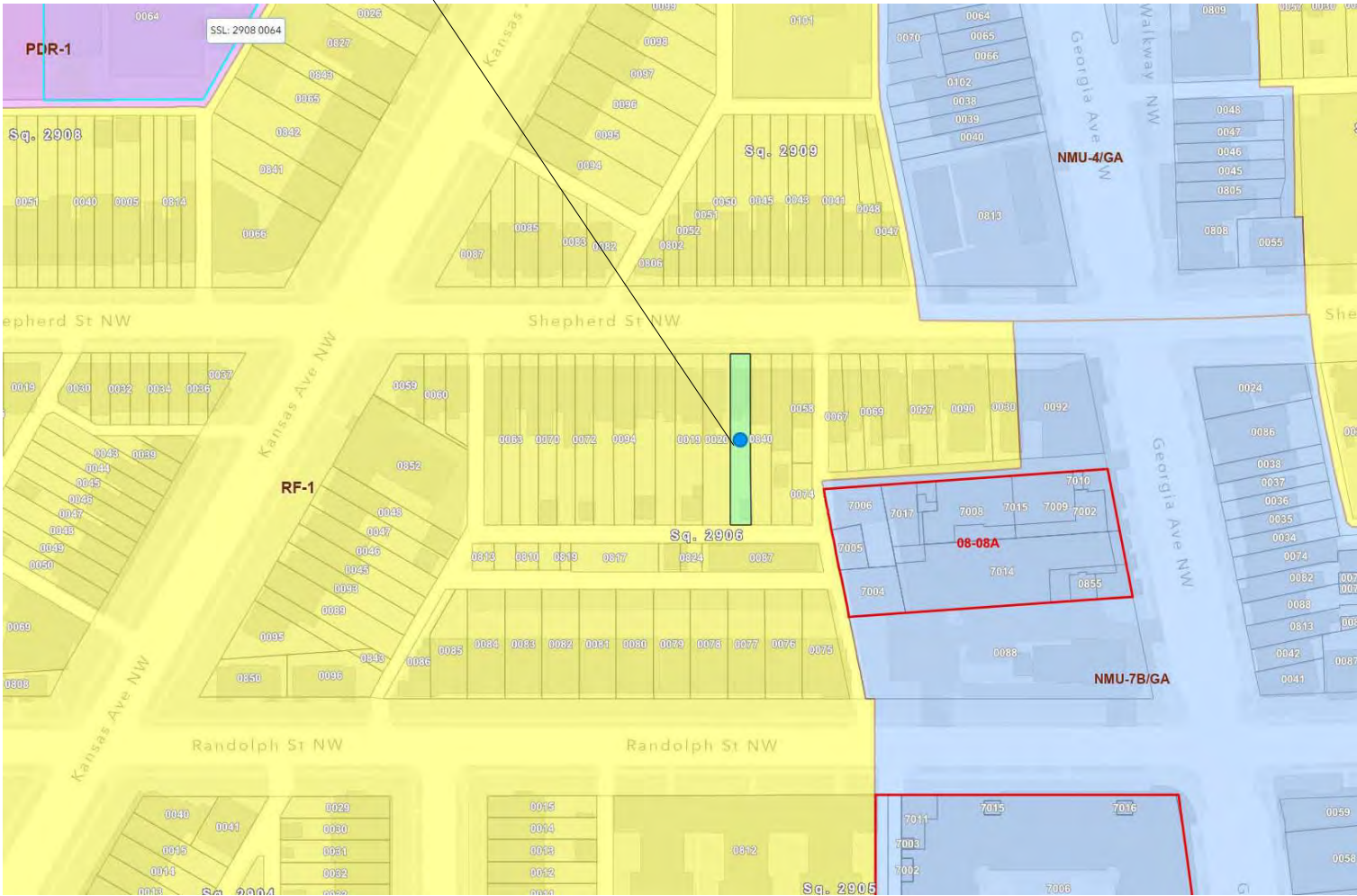
Square, Suffix, Lot
2906 0839

PROJECT DESIGN TEAM
ONE DESIGN SERVICES

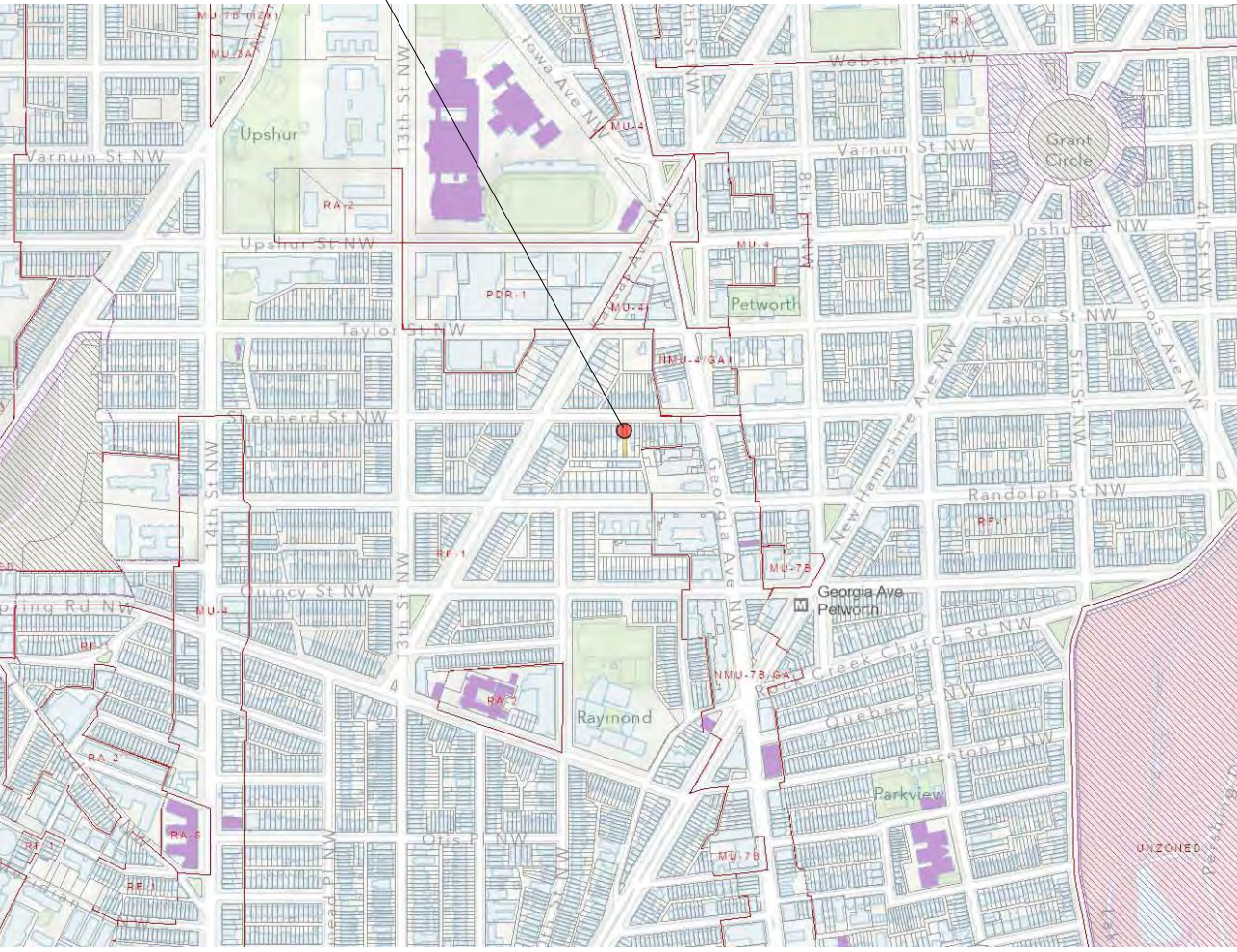
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WASHINGTON DC 20011

BZA PACKAGE

LOCATION



VICINITY MAP



SYMBOLS

ABBREVIATIONS

PLAN DETAIL REFERENCE X XX DETAIL REFERENCE SHEET NUMBER ELEVATION REFERENCE X XX DETAIL REFERENCE SHEET NUMBER SECTION REFERENCE X XX DETAIL REFERENCE SHEET NUMBER EXISTING WALL TO BE REMOVED EXISTING WALL TO REMAIN NEW BRICK WALL NEW CMU WALL NEW STUD WALL		DOOR DESIGNATION WINDOW DESIGNATION PARTITION TYPE KEY NOTE ROOM NUMBER FIXTURE TYPE ELEVATION MARKER INTERIOR ELEVATION DESIGNATION ROOF SLOPE DIRECTION		AFF ABOVE FINISH FLOOR AA ALL AROUND ACOUS ACOUSTICAL ACT ACOUSTICAL CEILING TILE ADJ ADJUSTABLE ALUM ALUMINUM ANOD ANODIZED BD BOARD BLKG BLOCKING BS BOTH SIDES < CENTER LINE < CLG CEILING CMU CONCRETE MASONRY UNIT CONT CONTINUOUS DIA DIAMETER DIM DIMENSION DN DOWN DOUG DOUGLAS DR DOOR DTL DETAIL DWG DRAWING ELEC ELECTRICAL ELEV ELEVATION EQ EQUAL EQUIP EQUIPMENT EXST. EXISTING FF FINISH FLOOR FIXT FIXTURE FLR FLOOR FLUOR FLUORESCENT GFI GROUND FAULT INTERRUPTER GC GENERAL CONTRACTOR GL GLAZING GYP GYPSUM GWB GYPSUM WALL BOARD HDWR HARDWARE HM HOLLOW METAL	MAT MATERIAL MAX MAXIMUM MC MILLWORK CONTRACTOR MDF MEDIUM DENSITY FIBERBOARD MDO MEDIUM DENSITY OVERLAY MECH MECHANICAL MIN MINIMUM MISC MISCELLANEOUS MLDG MOLDING MO MASONRY OPENING MOUNT MOUNTED MTL METAL ON CENTER ON CENTER OPP OPPOSITE PLYWD PLYWOOD PL PLATE POL POLISHED PTD PAINTED RCP REFLECTED CEILING PLAN RND ROUND RO ROUGH OPENING SC SOLID CORE SIM SIMILAR SHT SHEET STAIN STAINED STL STEEL STOR STORAGE TEL TELEPHONE TYP TYPICAL TME TO MATCH EXISTING UON UNLESS OTHERWISE NOTED VOT VINYL COMPOSITION TILE VERT VERTICAL VEEN VENEER VIF VERIFY IN FIELD VWC VINYL WALL COVERING W/ WITH
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SCOPE OF WORKS

ADDITION, ALTERATION AND REPAIR ON A RESIDENTIAL ROW BUILDING. TO CONVERT UNIT TO 3 UNITS RESIDENTIAL.

- TO CONSTRUCT REAR ADDITION
- TO CONSTRUCT REAR DECK AND STAIR.
- TO CONSTRUCT THIRD FLOOR ADDITION AND ROOF DECK.
- TO UNDERPIN EXISTING CELLAR.
- TO INSTALL MEP ENTIRELY.
- TO CONSTRUCT PARKING PAD IN THE REAR YARD.
- TO REPLACE EXISTING FLOOR JOISTS IN PLACE.

DRAWING INDEX

Sheet List	
Sheet Number	Sheet Name
01	COVER
02	SITE PLANS
03	EXISTING DEMO LAYOUTS
04	PROPOSED LAYOUTS
05	PROPOSED LAYOUTS
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07	ELEVATIONS
08	SECTION
09	AREA PLAN
10	LANDSCAPE SITE PLAN
11	SHADE ANALYSIS
12	SUMMER SOLSTICE SHADOW STUDY -
13	FALL & SPRING EQUINOX SHADOW
14	WINTER SOLSTICE SHADOW STUDY
15	PROJECTIONS

FRONT PHOTO



ARIAL PHOTO



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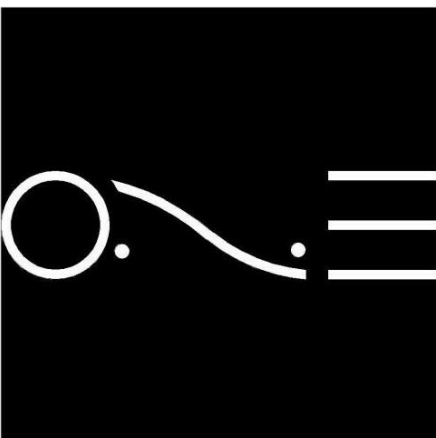
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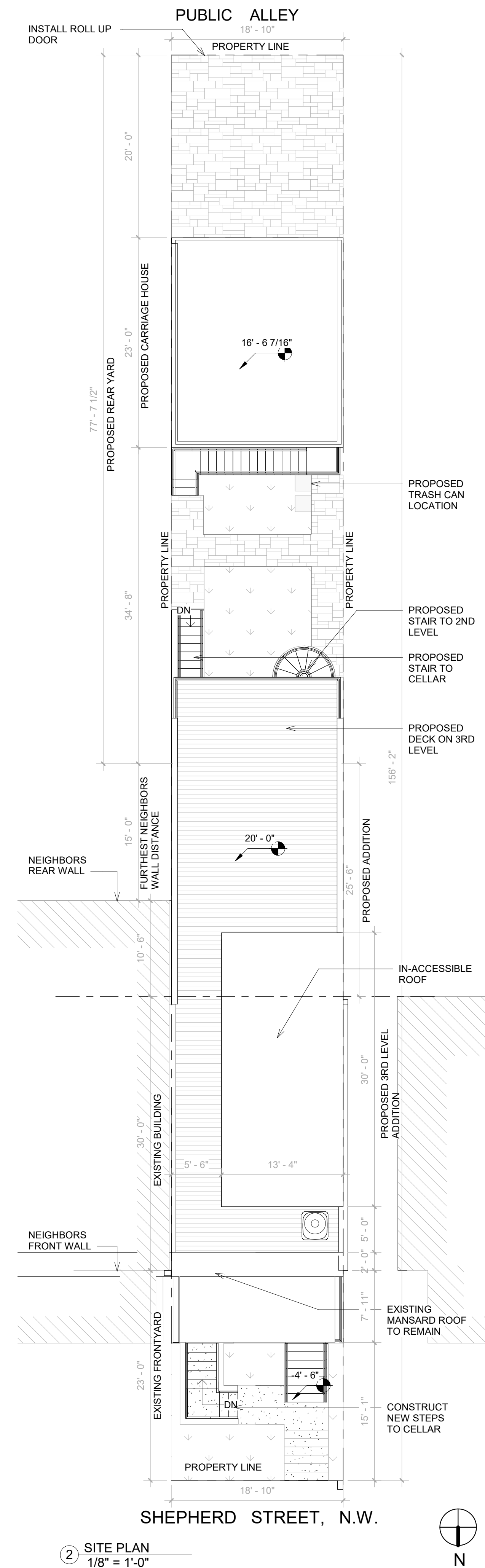
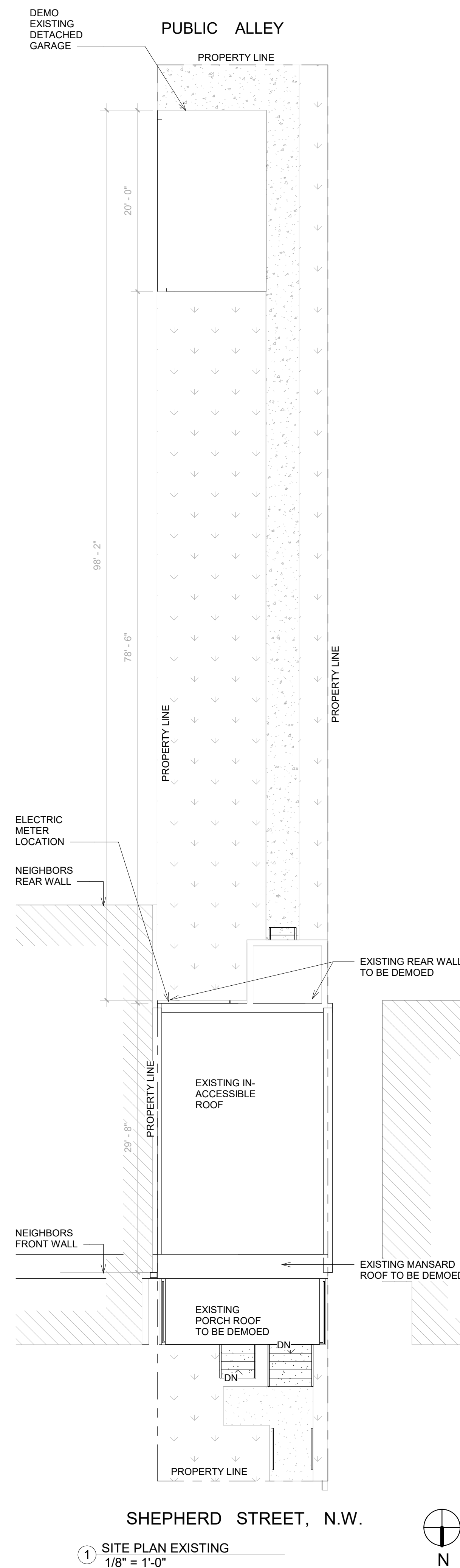
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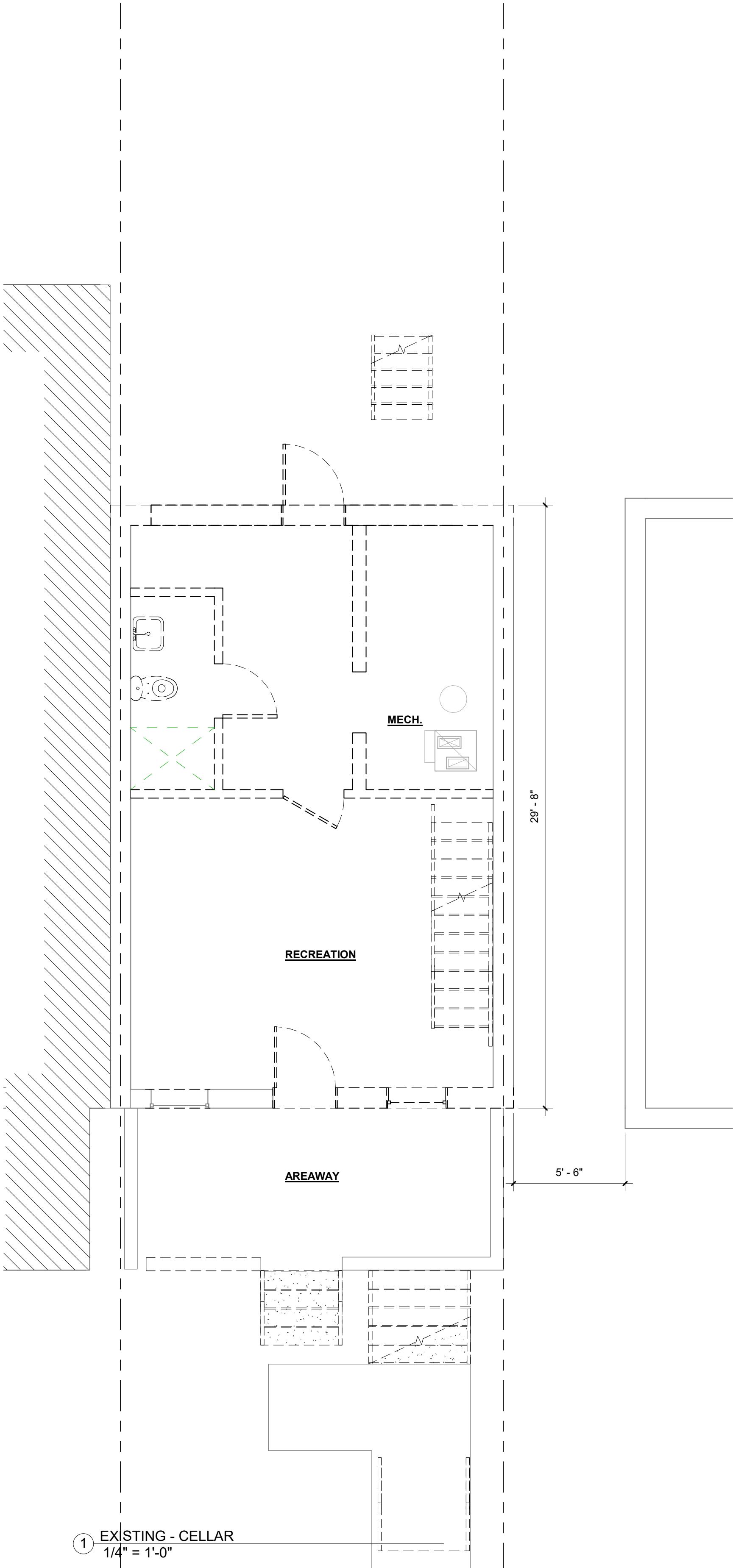
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ISSUE DATE	MAY 2025

COVER

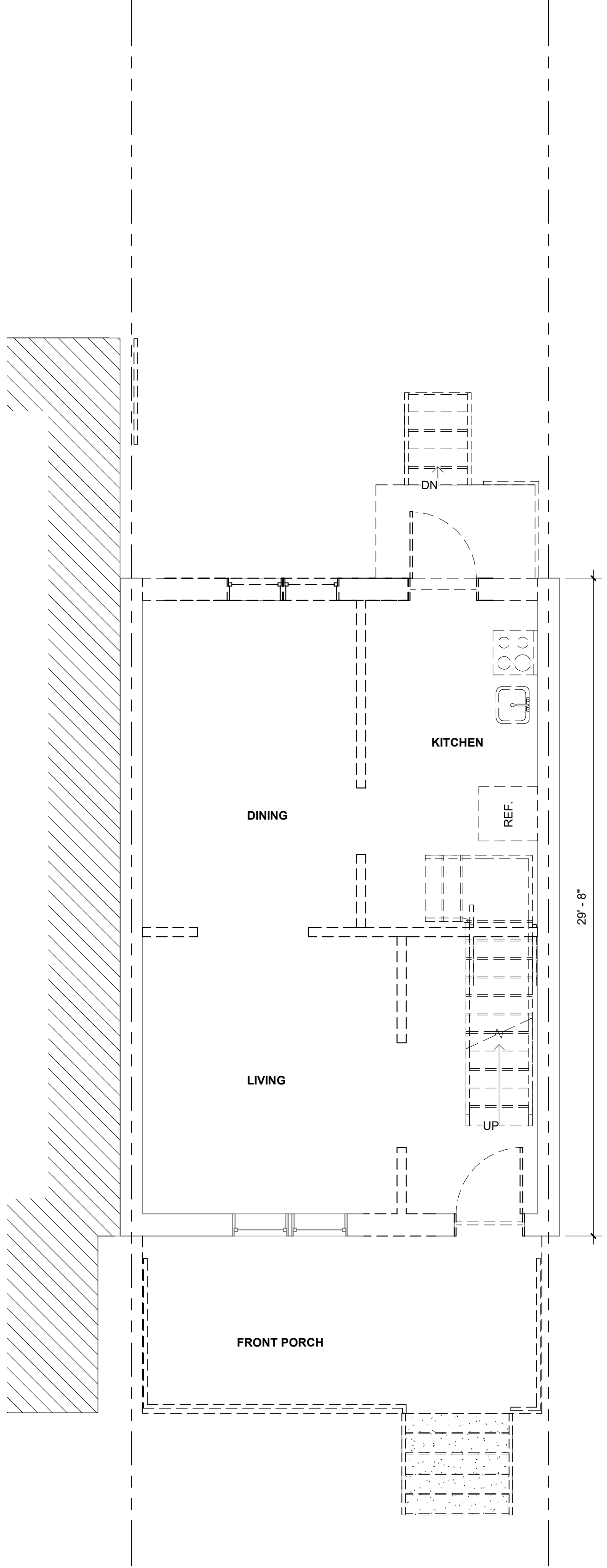
01

Board of Zoning Adjustment
District of Columbia
CASE NO. 21396
EXHIBIT NO. 308

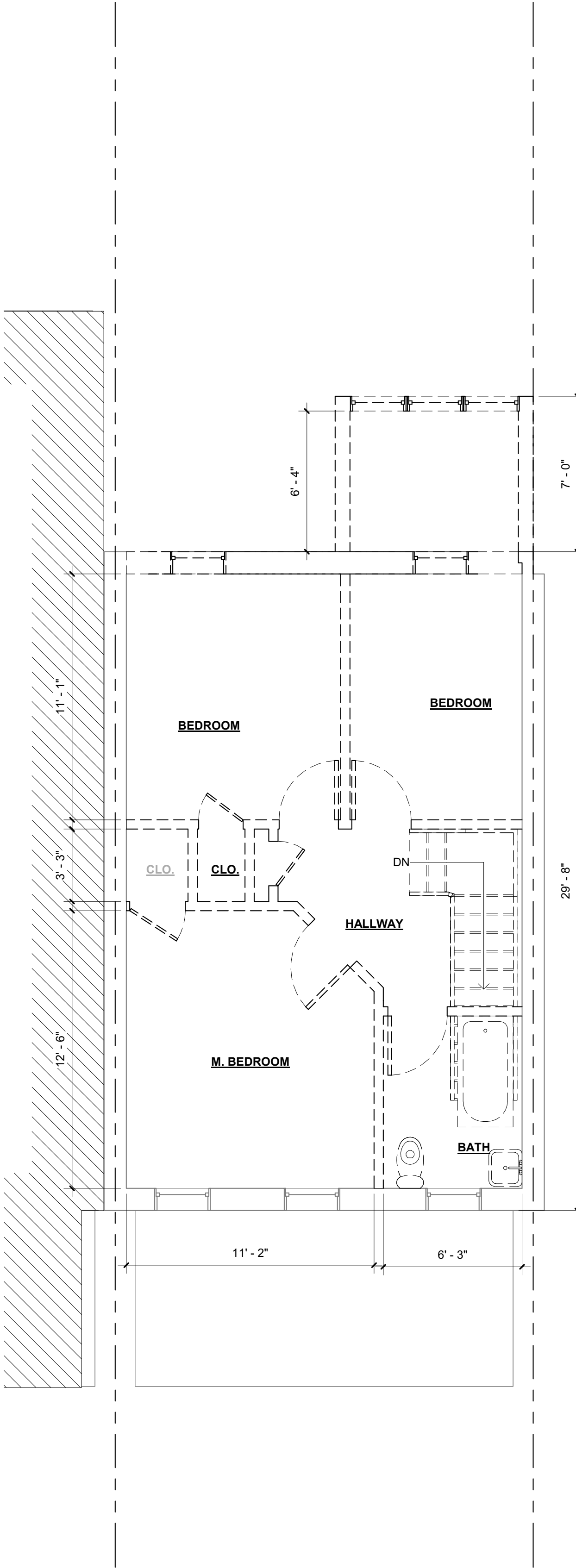




① EXISTING - CELLAR
1/4" = 1'-0"

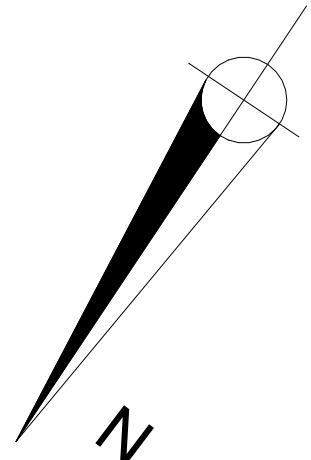


② EXISTING - FIRST LEVEL Copy 1
1/4" = 1'-0"

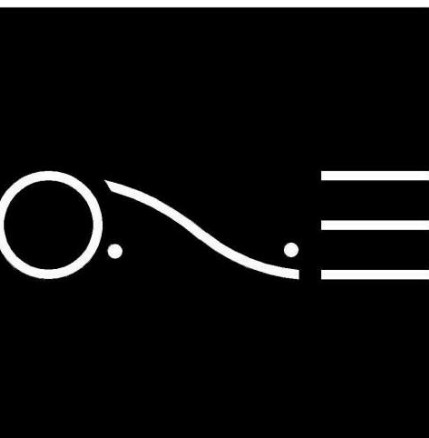


③ EXISTING - SECOND FLOOR
1/4" = 1'-0"

	DEMO WALL
	NEW WALL
	EXISTING WALL
	EXISTING BRICK WALL
	EXISTING DOOR
	PROPOSED DOOR
	EXISTING WINDOW
	PROPOSED WINDOW



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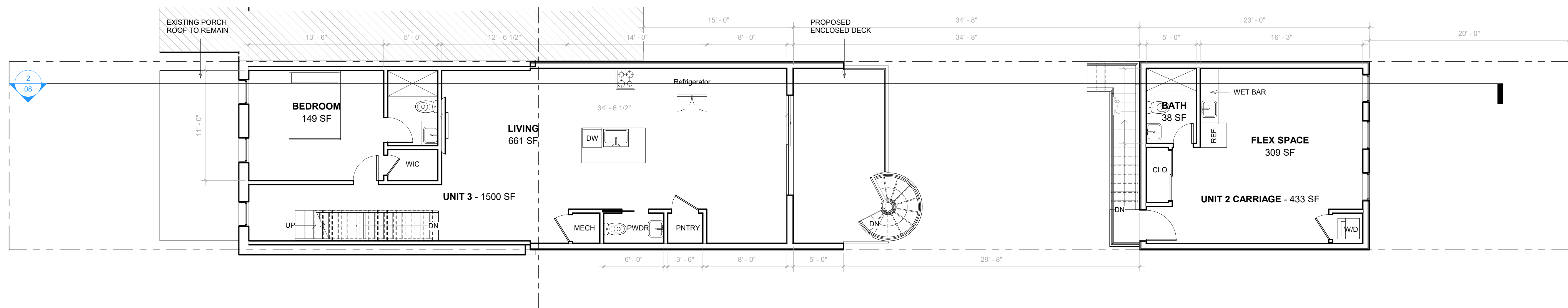
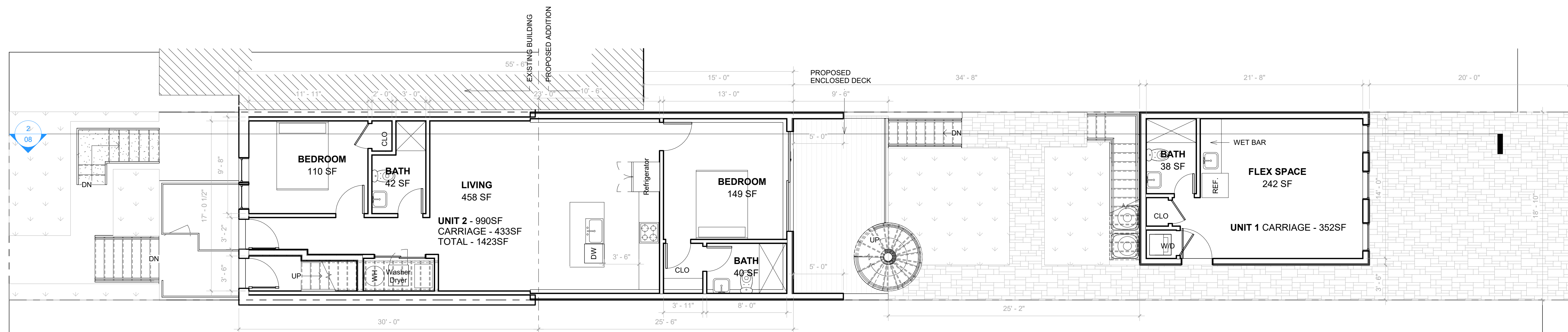
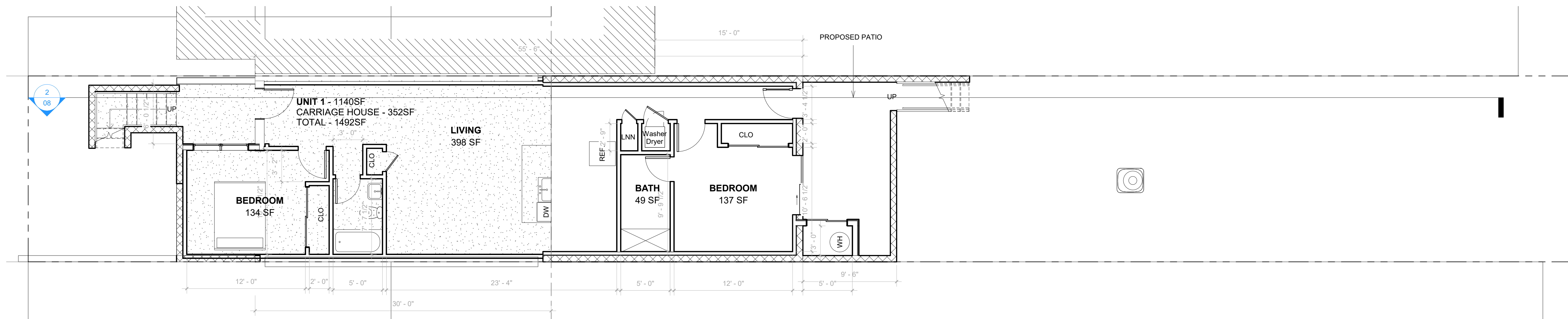


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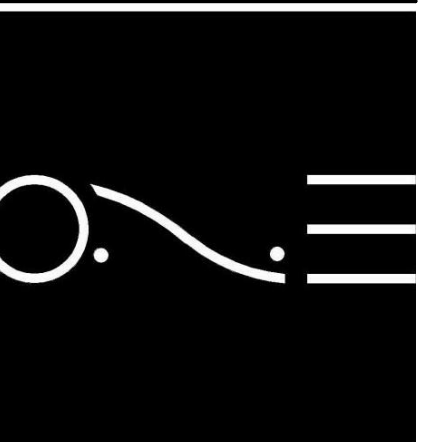
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EXISTING
DEMO
LAYOUTS



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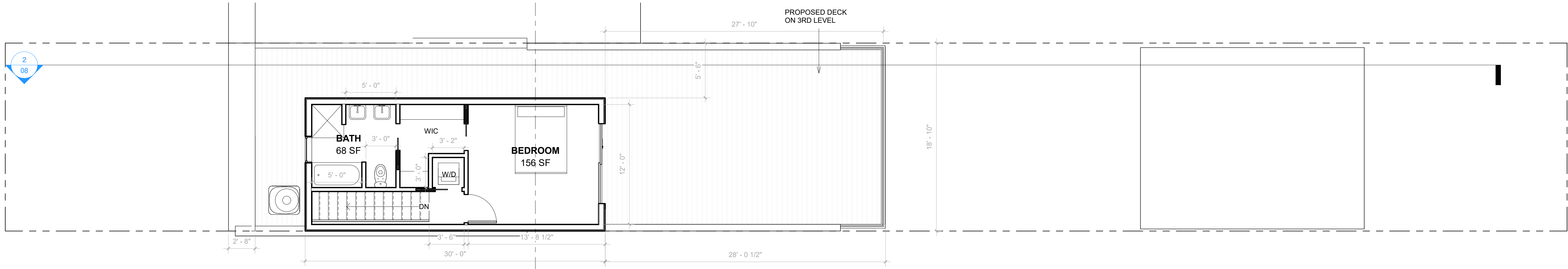
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MAY 2025

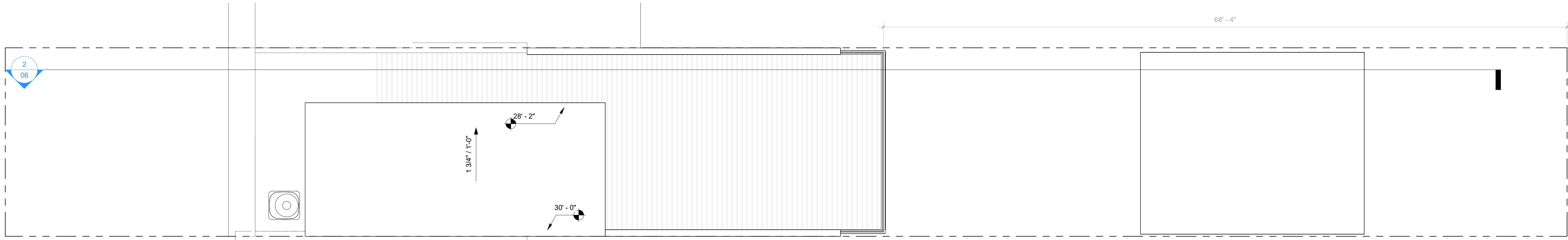
**PROPOSED
LAYOUTS**

04

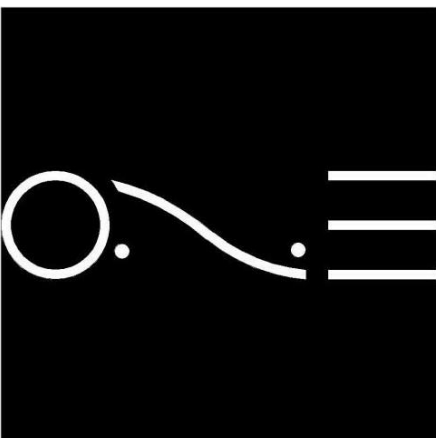
1 PROPOSED THIRD LEVEL
3/16" = 1'-0"



2 PROPOSED ROOF
3/16" = 1'-0"



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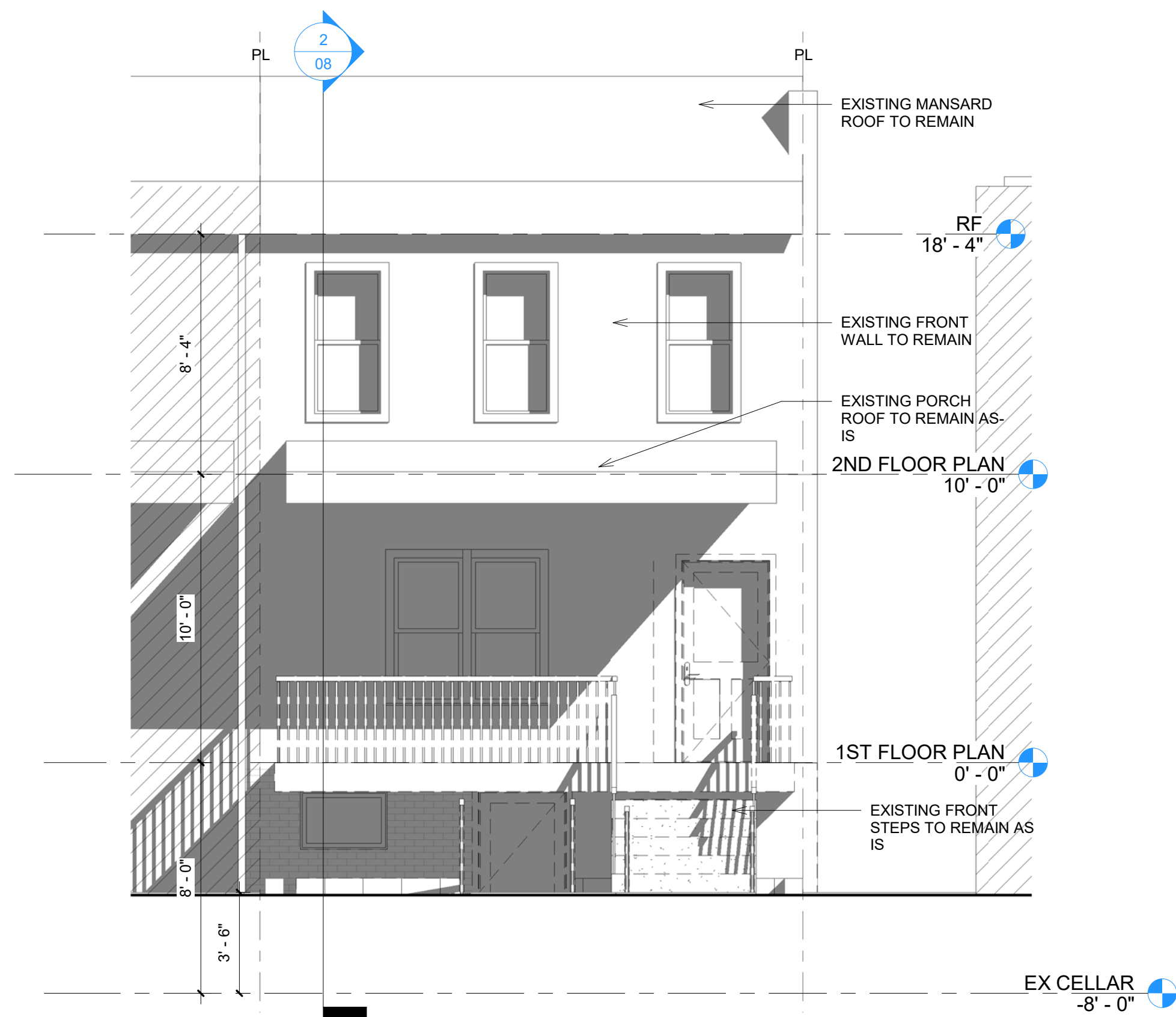
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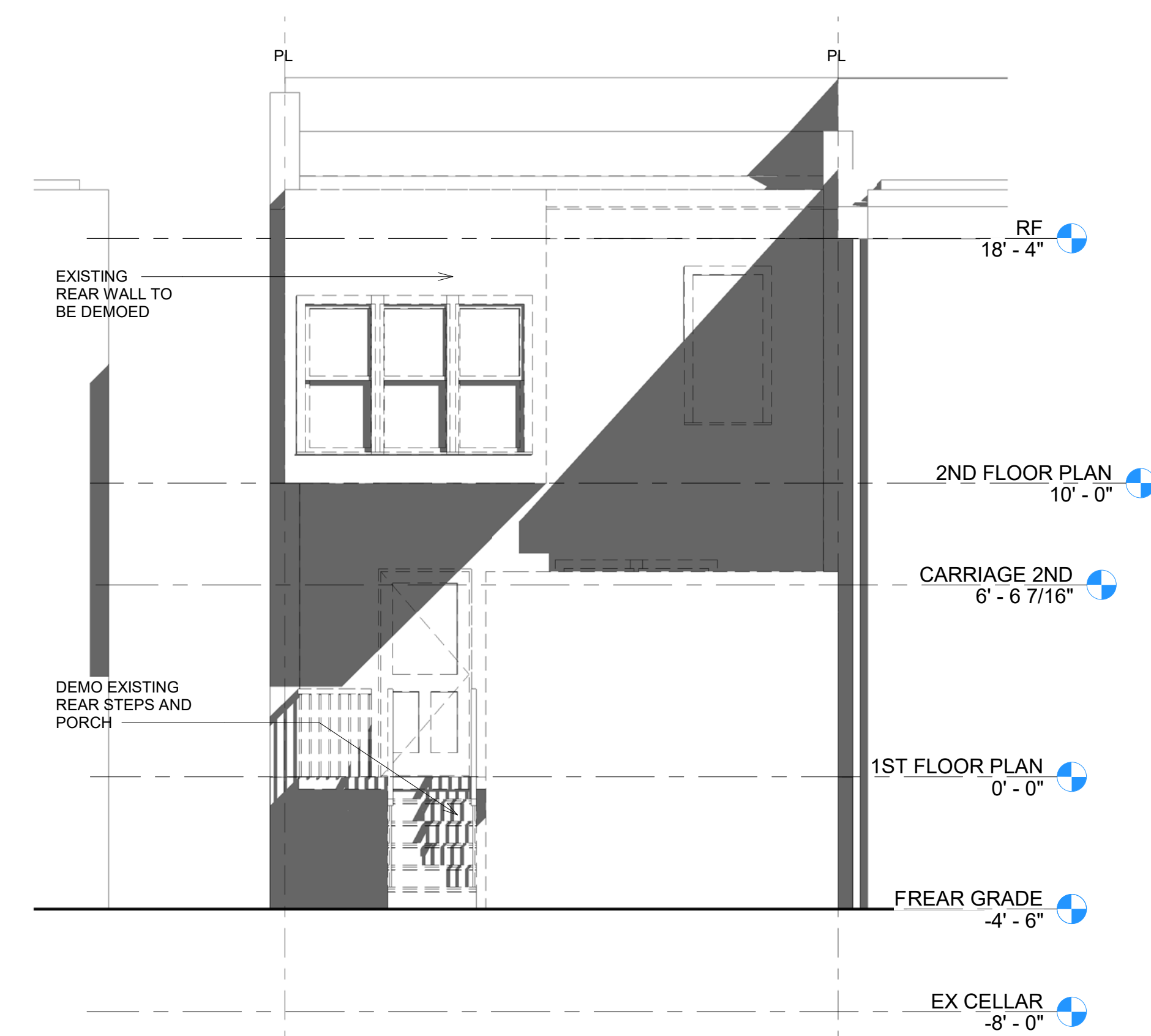
AS INDICATED
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PROPOSED
LAYOUTS

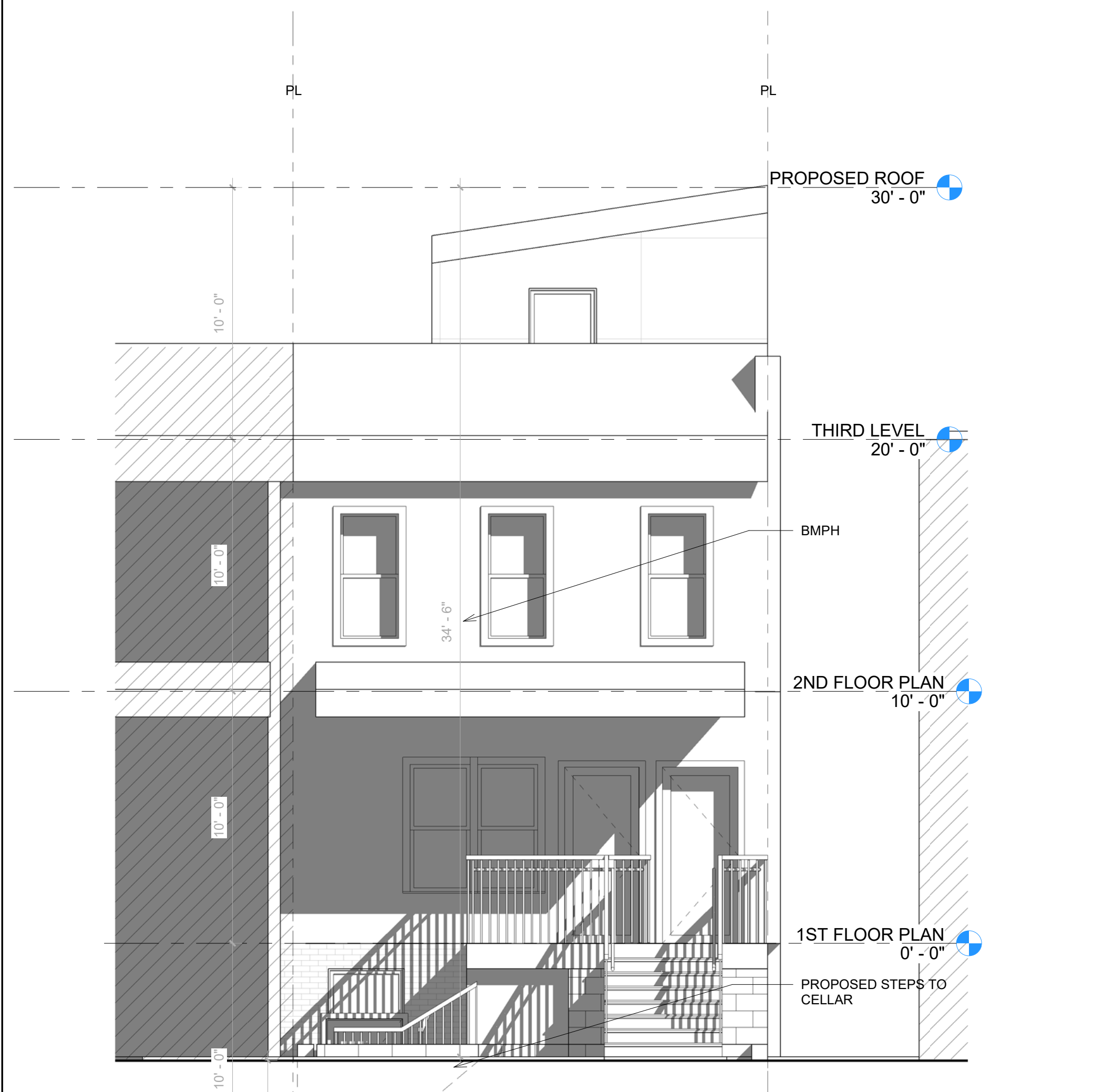
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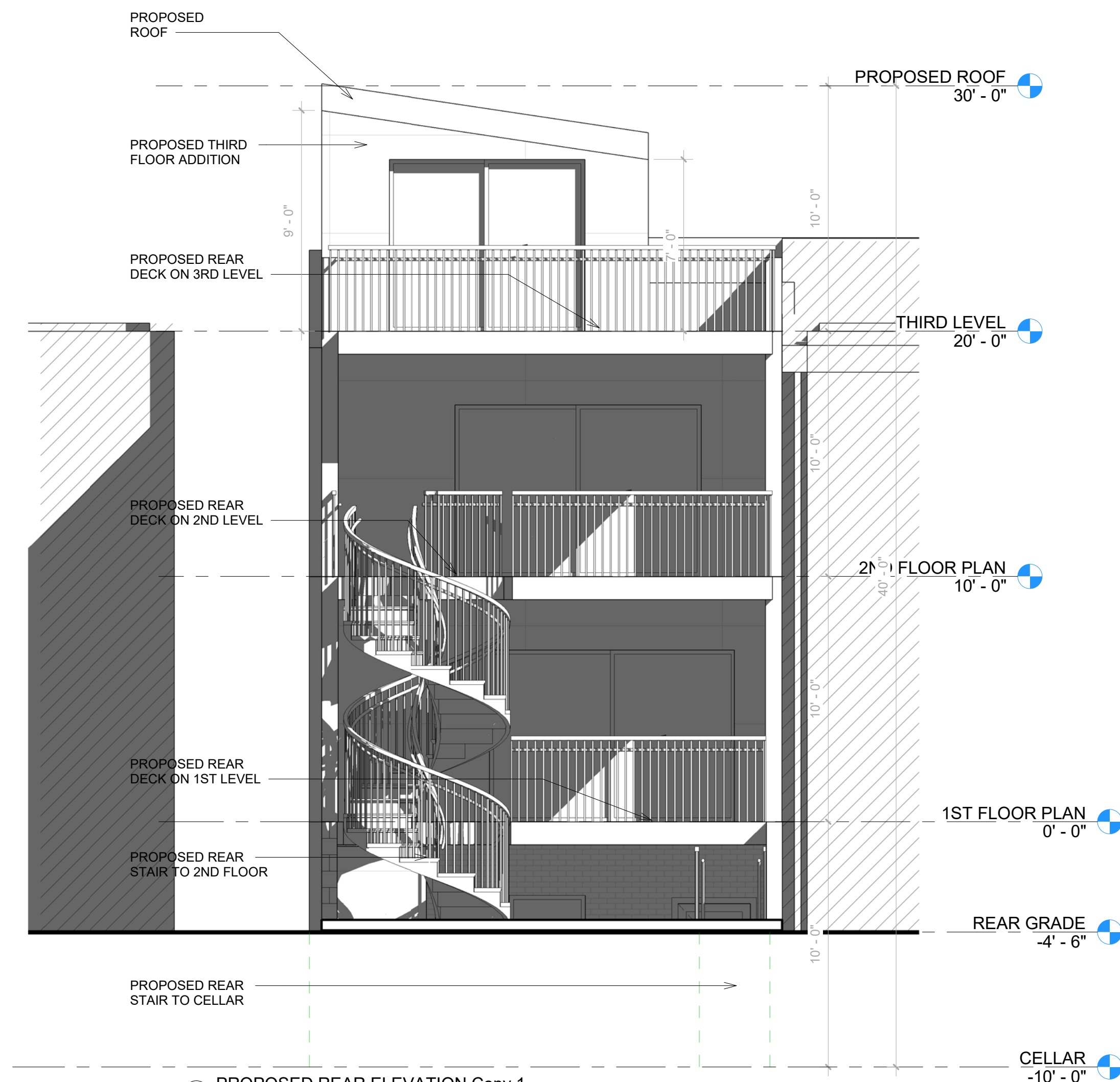
① EXISTING FRONT ELEVATION
1/4" = 1'-0"



③ EXISTING REAR ELEVATION
1/4" = 1'-0"

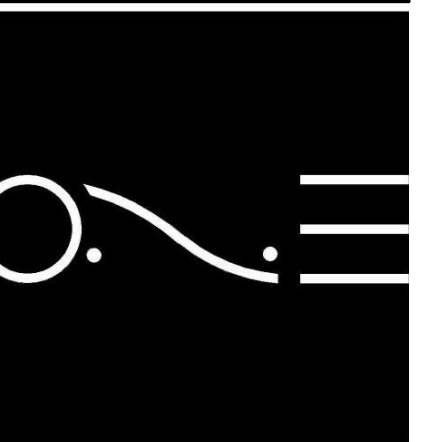


② PROPOSED FRONT ELEVATION
1/4" = 1'-0"



④ PROPOSED REAR ELEVATION Copy 1
1/4" = 1'-0"

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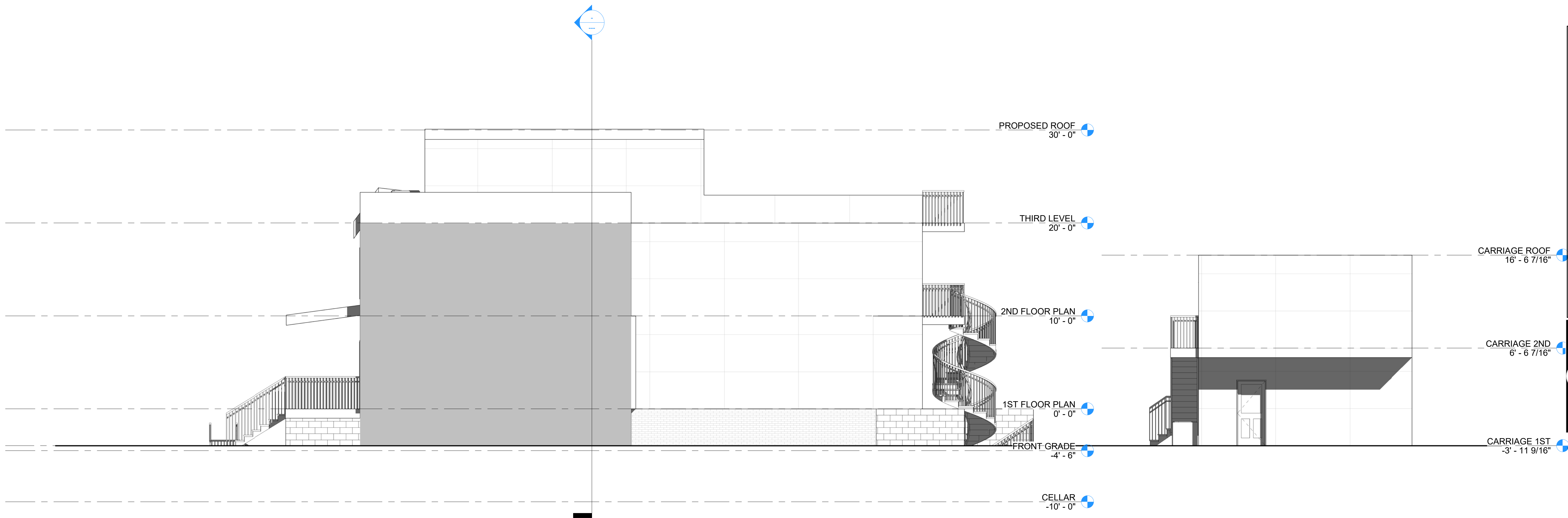


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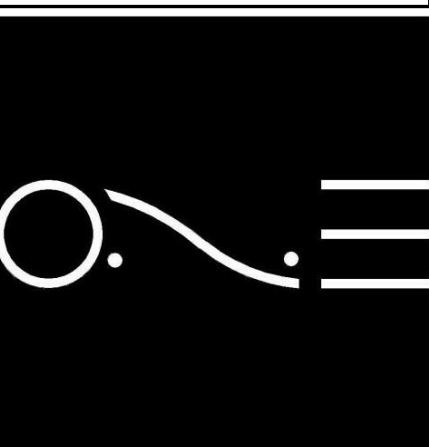
ELEVATIONS

06



① RIGHT SIDE ELEVATION
3/16" = 1'-0"

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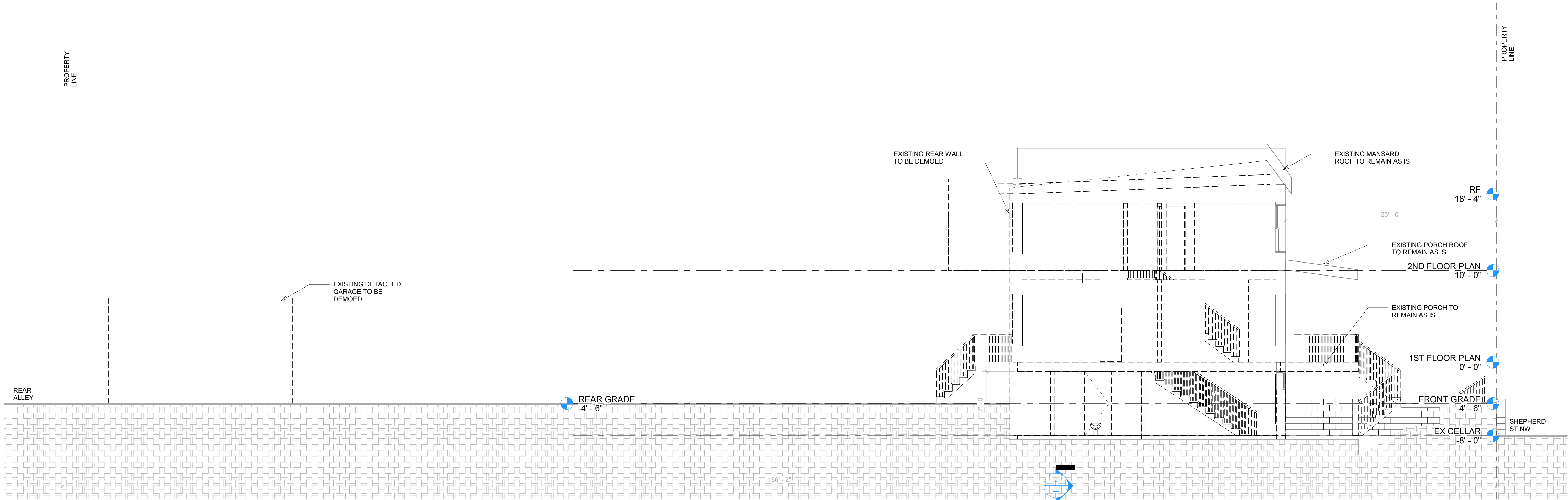


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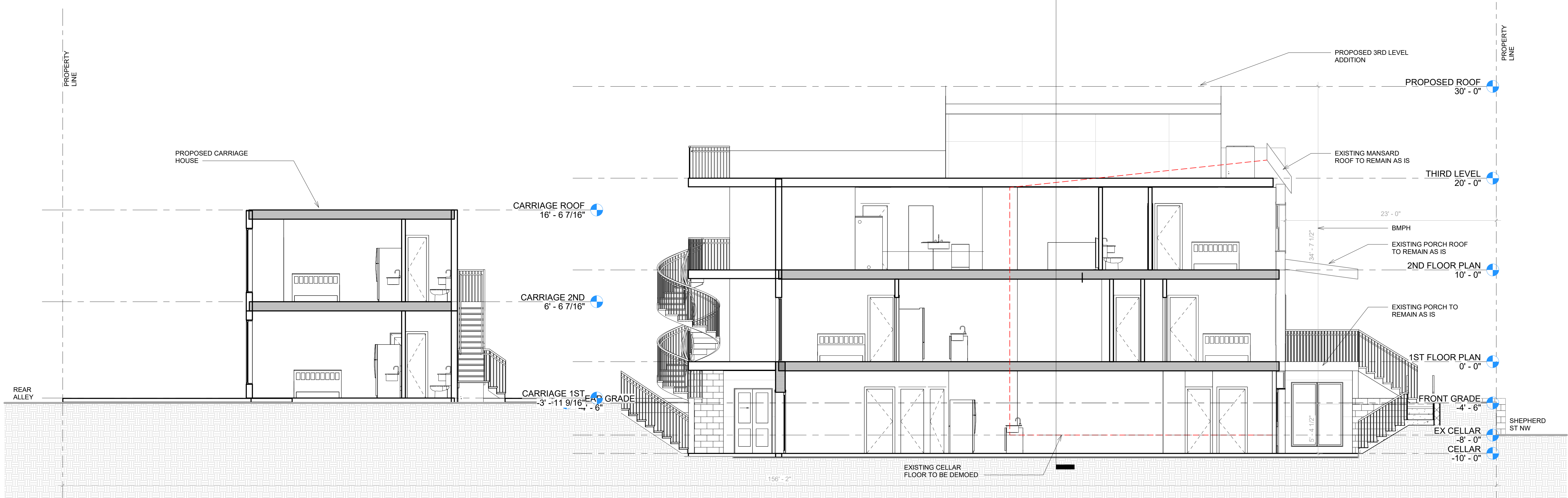
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ELEVATIONS

07



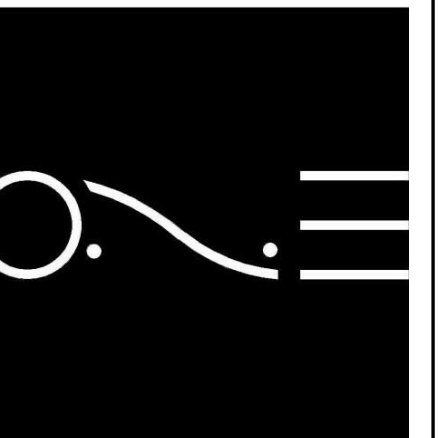
② LONGITUDINAL SECTION EXISTING
3/16" = 1'-0"



① LONGITUDINAL SECTION
3/16" = 1'-0"

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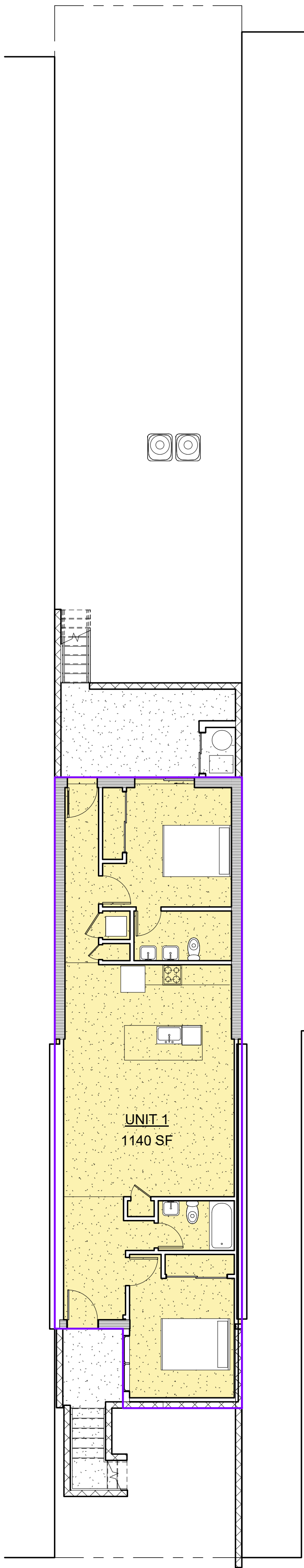
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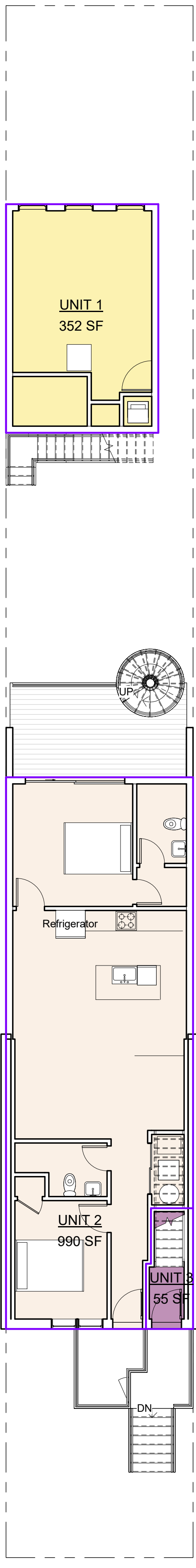
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SECTION

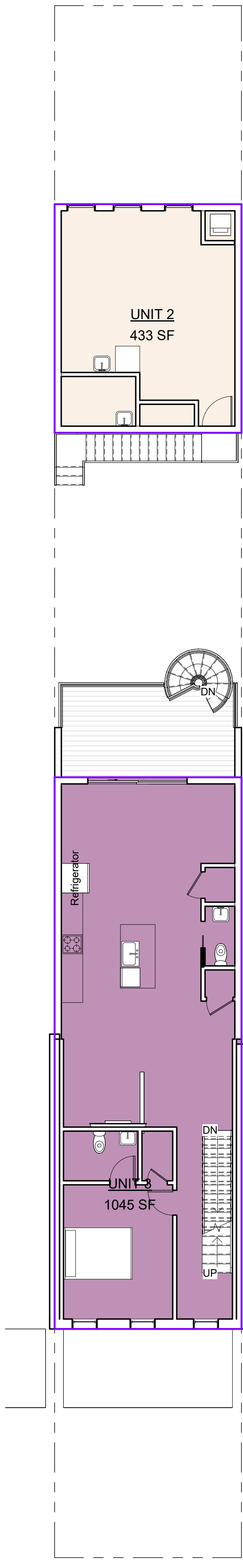
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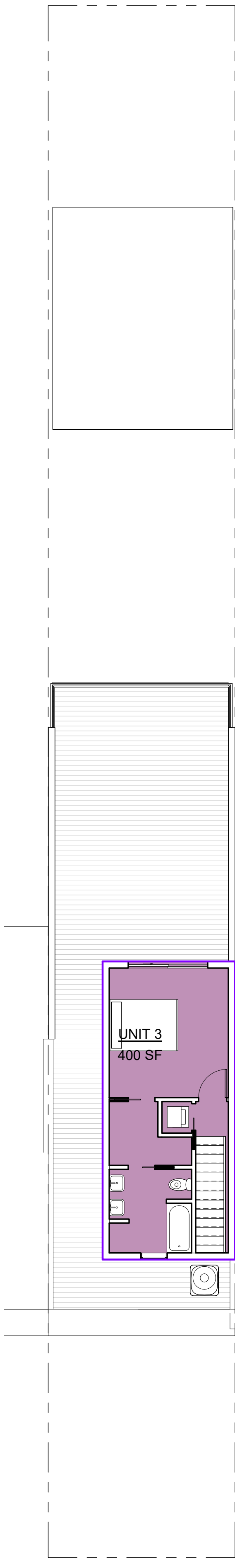
① CELLAR
1/8" = 1'-0"



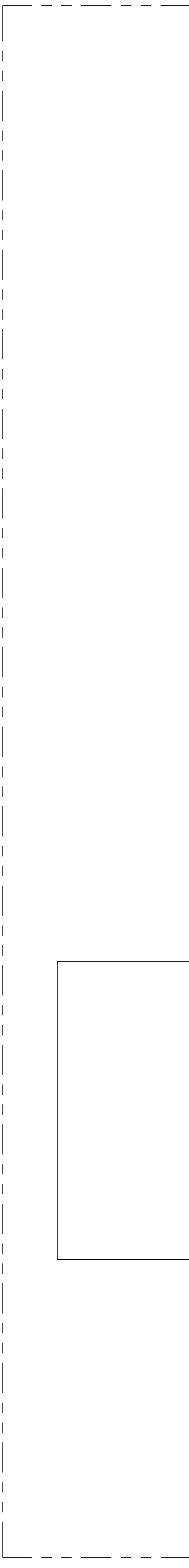
② 1ST FLOOR PLAN
1/8" = 1'-0"



③ 2ND FLOOR PLAN
1/8" = 1'-0"



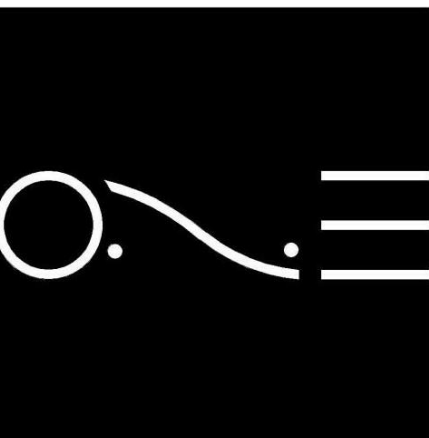
④ THIRD LEVEL
1/8" = 1'-0"



⑤ ROOF
1/8" = 1'-0"

UNITS AREA		
Name	Area	Level
UNI 3	Not Placed	Not Placed
UNIT 1	1140 SF	CELLAR
UNIT 1	352 SF	1ST FLOOR PLAN
UNIT 2	990 SF	1ST FLOOR PLAN
UNIT 2	433 SF	2ND FLOOR PLAN
UNIT 3	55 SF	1ST FLOOR PLAN
UNIT 3	1045 SF	2ND FLOOR PLAN
UNIT 3	400 SF	THIRD LEVEL

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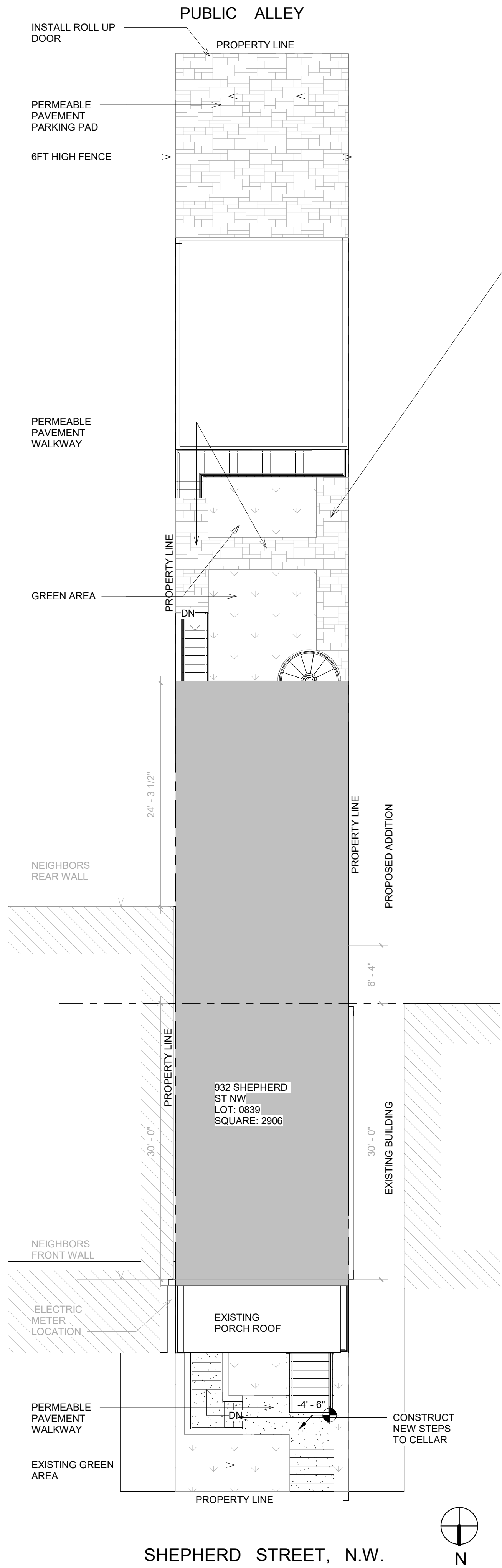
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MAY 2025

AREA PLAN



PERMEABLE PAVEMENT SPECIFICATION



BLU 80 mm
DESCRIPTION: Paver TEXTURE: Smooth

PALLET OVERVIEW

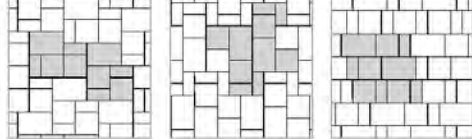
1	1	1
1	1	1
1	1	1

NOTES
See page 44 to 47 for more technical information. When used in a permeable pavement application, see page 82 to 89 for more technical information.
JOINT WIDTH: 9/32" (7 mm)
% OF SURFACE OPENING: 3.0 %

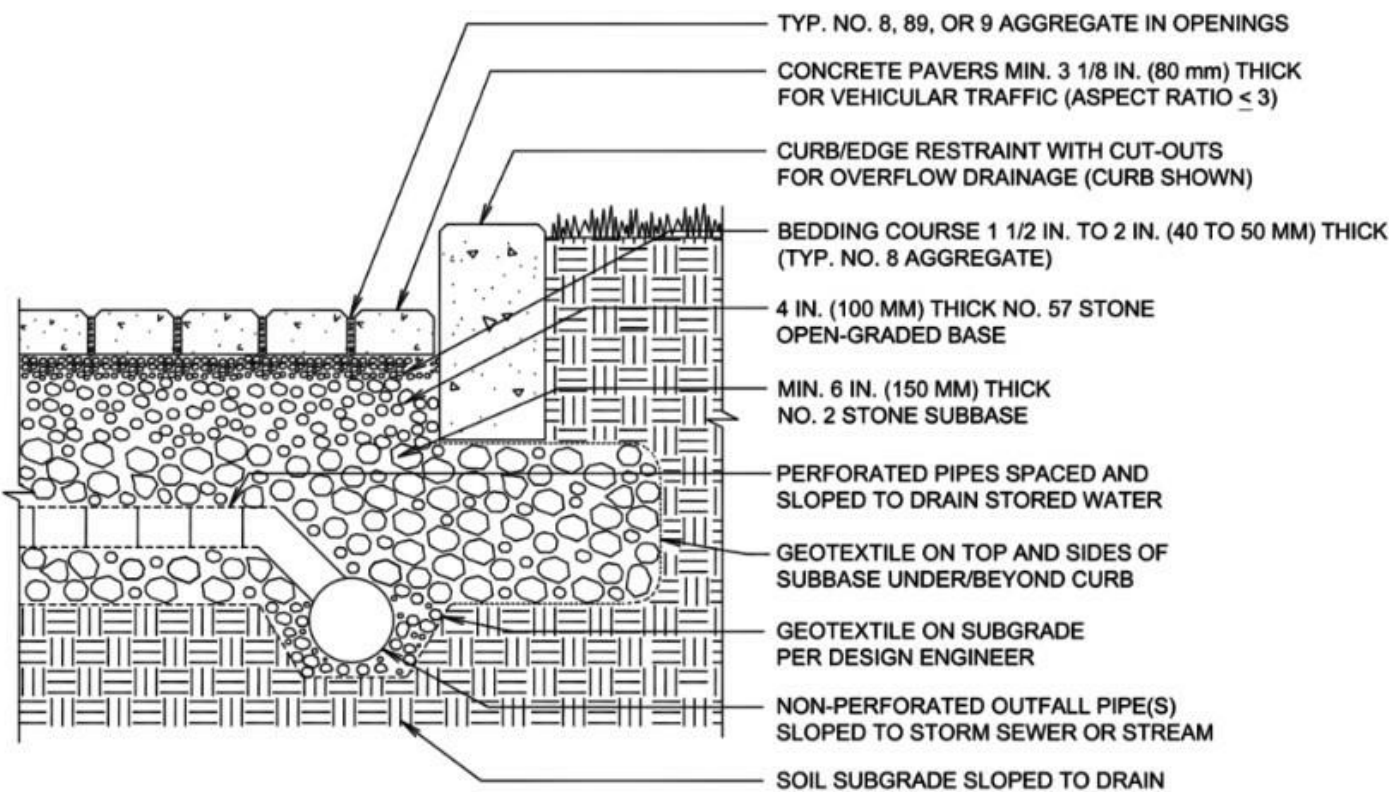
Specifications per pallet		Imperial	Metric
Cubing		84.96 ft³	7.90 m³
Weight		3,095 lbs	1,404 kg
Number of rows		8	
Coverage per row		10.62 ft²	0.99 m²
Linear coverage per row		9.75 lin. ft	2.97 lin. m
Unit dimensions		in	mm
Height		3 1/4	80
Depth		13	330
Length		6 1/2	165

1	Height	3 1/4	80	32 units
	Depth	13	330	
	Length	13	330	
2	Height	3 1/4	80	16 units
	Depth	13	330	
	Length	19 1/2	495	

01 | Modular pattern 02 | Modular pattern 03 | Linear pattern



Patterns are for design inspiration only. The installer is responsible to calculate & purchase the correct amount of material.



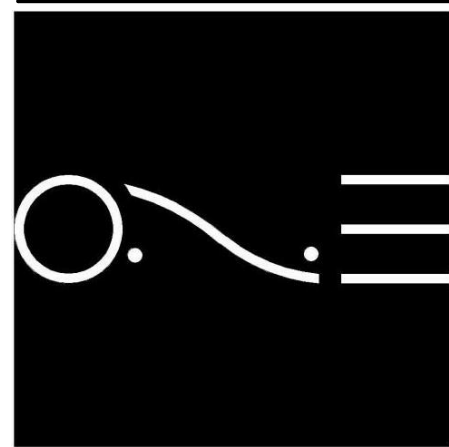
- NOTES:**
- 2 3/8 IN. (60 MM) THICK PAVERS MAY BE USED IN PEDESTRIAN AND RESIDENTIAL APPLICATIONS.
 - NO. 2 STONE SUBBASE THICKNESS VARIES WITH DESIGN. CONSULT ICP PERMEABLE INTERLOCKING CONCRETE PAVEMENT MANUAL.
 - NO. 2 STONE MAY BE SUBSTITUTED WITH NO.3 OR NO.4 STONE.

PERMEABLE PAVER / CURB DETAIL

SITE PLAN LEGEND

- PROPOSED BUILDING
- PROPOSED PERMEABLE PAVERS
- GREEN AREA
- EXISTING CONCRETE PAD

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**LANDSCAPE
SITE PLAN**

10

THE SYSTEM PRODUCE 7,190 KW ANNUAL WITHOUT SHADE

THE SYSTEM PRODUCE 6,985 KW ANNUAL WITH SHADE< 5%

Season Percentage Estimated Production

Winter	16%	≈ 1,150 kWh
Spring	28%	≈ 2,013 kWh
Summer	32%	≈ 2,301 kWh
Fall	24%	≈ 1,726 kWh

$$S_{\text{winter}} = \frac{E_{\text{unshaded winter}} - E_{\text{shaded winter}}}{E_{\text{unshaded winter}}} \times 100\%$$

$$S_{\text{winter}} = \frac{1,150 - 1095}{1,150} \times 100 = 4.7$$

TOTAL AFFECIENY AFFECTED BY SHADE DURING WINTER = 4.7% > 5%

$$S_{\text{Spring}} = \frac{E_{\text{unshaded Spring}} - E_{\text{shaded Spring}}}{E_{\text{unshaded Spring}}} \times 100\%$$

$$S_{\text{Spring}} = \frac{2,013 - 1,963}{2,013} \times 100\% = 2.7 \%$$

TOTAL AFFECIENY AFFECTED BY SHADE DURING SPRING = 2.7% < 5%

$$S_{\text{Summer}} = \frac{E_{\text{unshaded Summer}} - E_{\text{shaded Summer}}}{E_{\text{unshaded Summer}}} \times 100\%$$

$$S_{\text{Summer}} = \frac{2,301 - 0}{2,301} \times 100 = 100\%$$

TOTAL AFFECIENY AFFECTED BY SHADE DURING SUMMER = 0% < 5%

$$S_{\text{Fall}} = \frac{E_{\text{unshaded Fall}} - E_{\text{shaded Fall}}}{E_{\text{unshaded Fall}}} \times 100\%$$

$$S_{\text{Fall}} = \frac{1,726 - 1,963}{1,726} \times 100\% = 2.6 \%$$

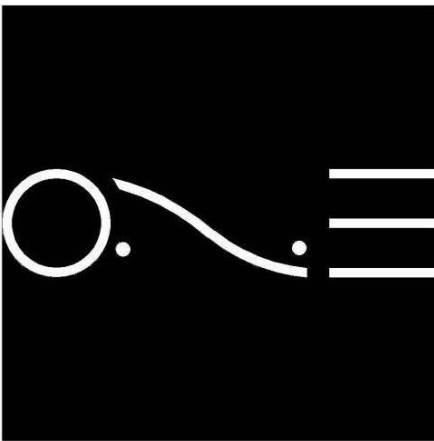
TOTAL AFFECIENY AFFECTED BY SHADE DURING FALL = 2.6% < 5%

TOTAL AFFECIENY AFFECTED BY SHADE ANNUALLY:

$$\frac{4.7+2.7+0+2.6}{4} = 2.5\% < 5\%$$

Winter seasonal shading analysis indicates an estimated 4.7 % reduction in solar energy generation due to obstruction during low solar altitude periods

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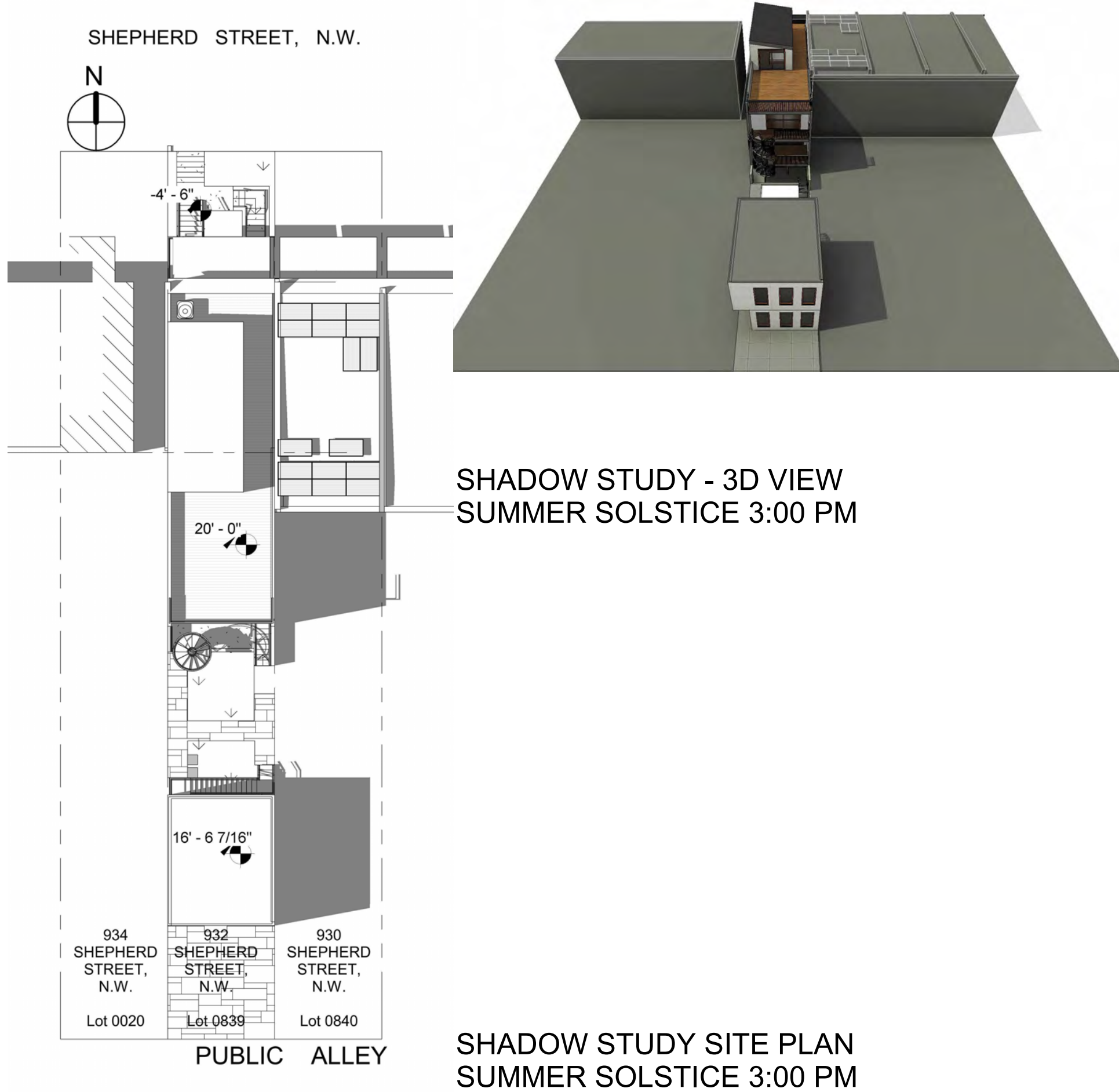
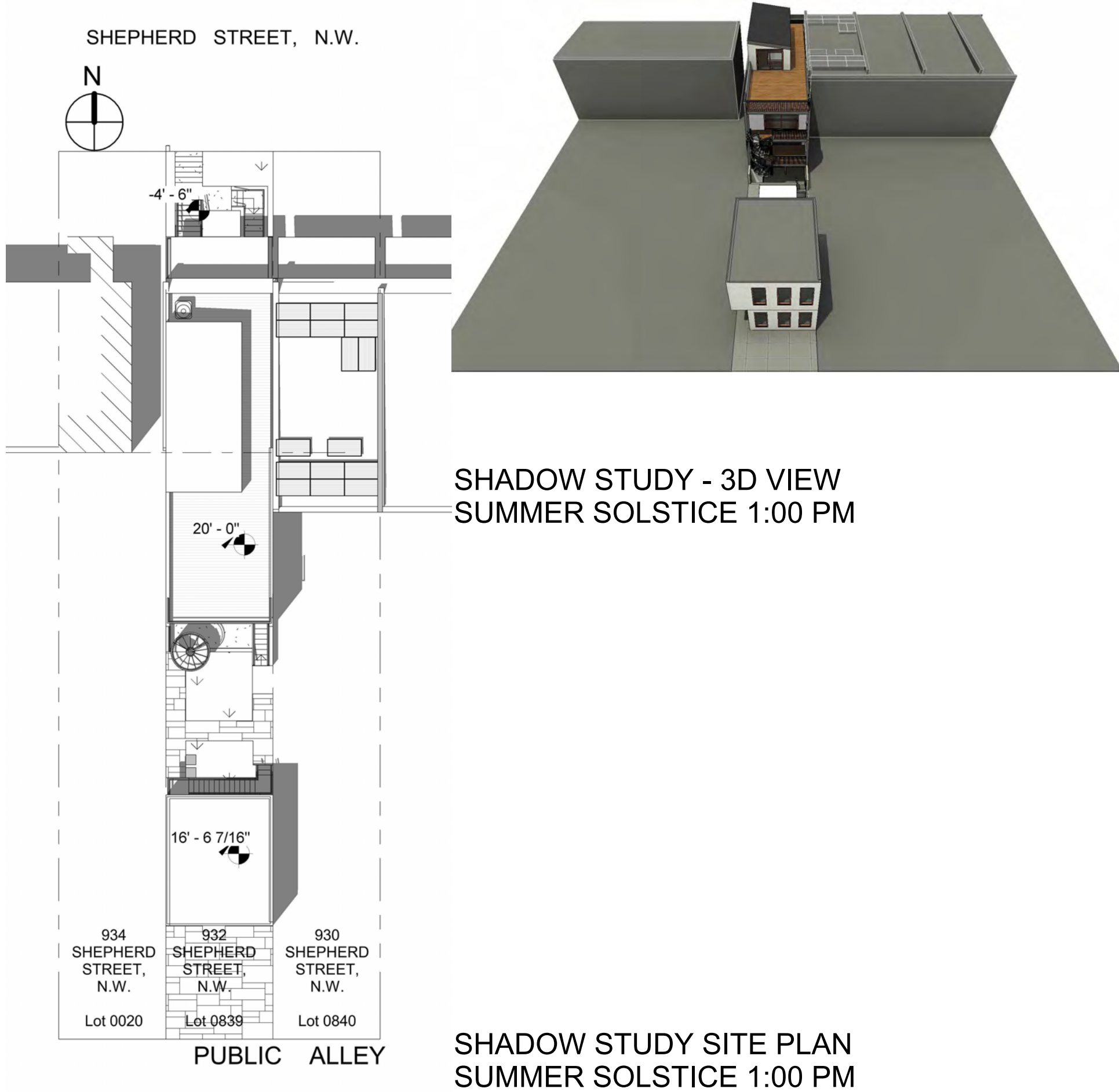
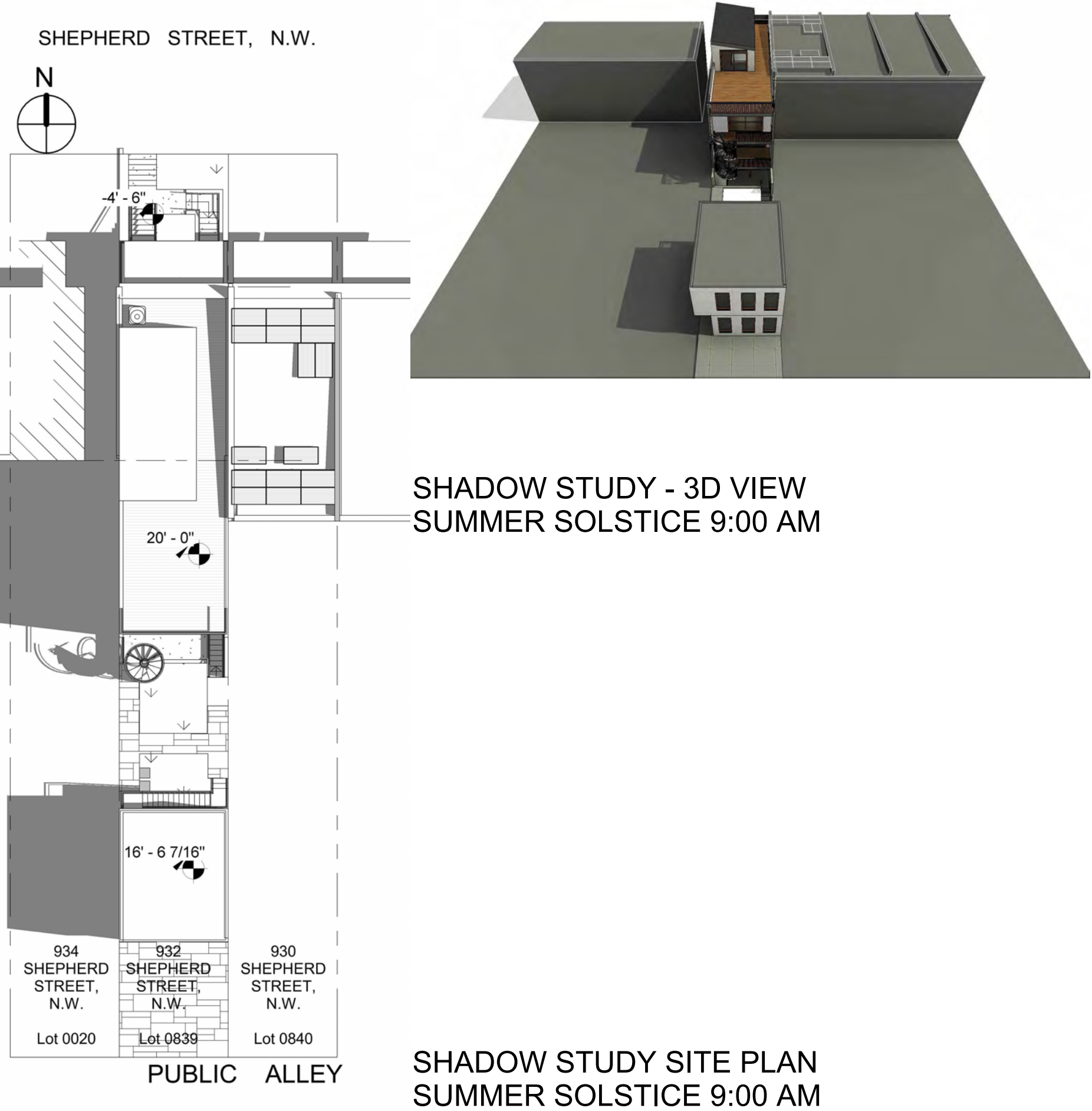
SHADE
ANAYLSIS

11

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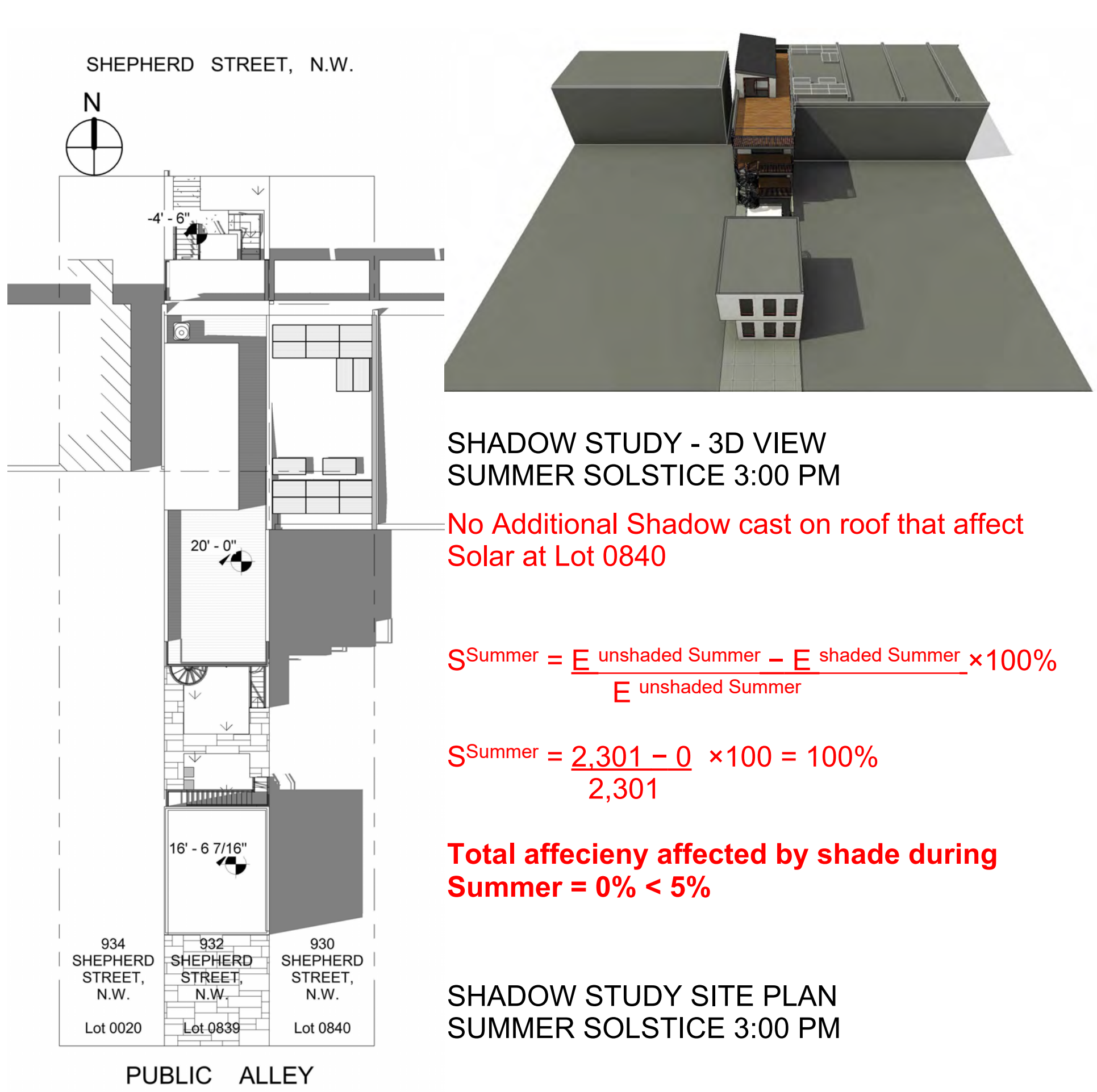
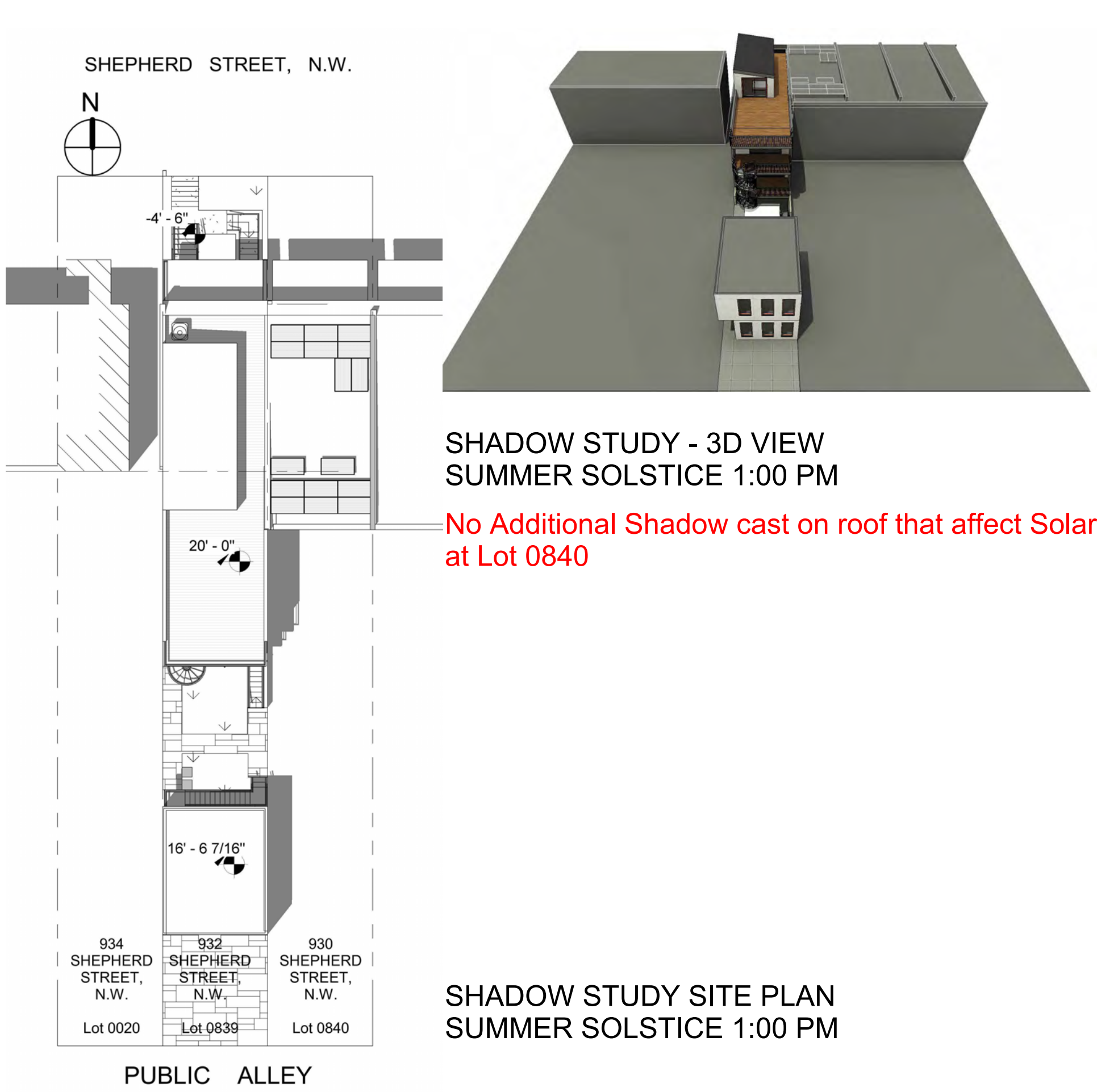
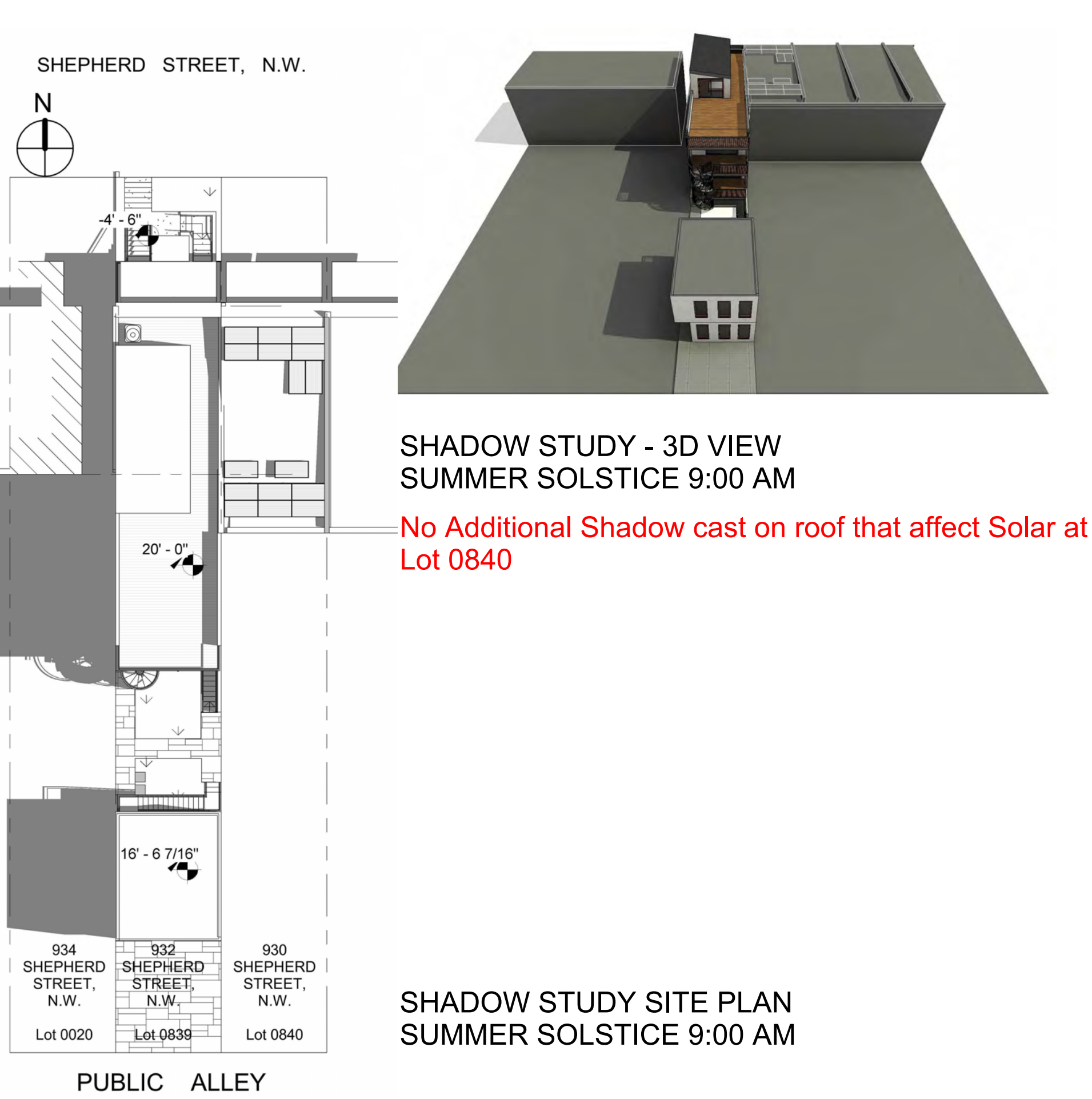
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SHADOW STUDY SITE PLAN
SUMMER SOLSTICE **BY RIGHT**



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SHADOW STUDY SITE PLAN
SUMMER SOLSTICE **PROPOSED 15 FEET ADDITION**



$$S_{\text{Summer}} = \frac{E_{\text{unshaded Summer}} - E_{\text{shaded Summer}}}{E_{\text{unshaded Summer}}} \times 100\%$$

$$S_{\text{Summer}} = \frac{2,301 - 0}{2,301} \times 100 = 100\%$$

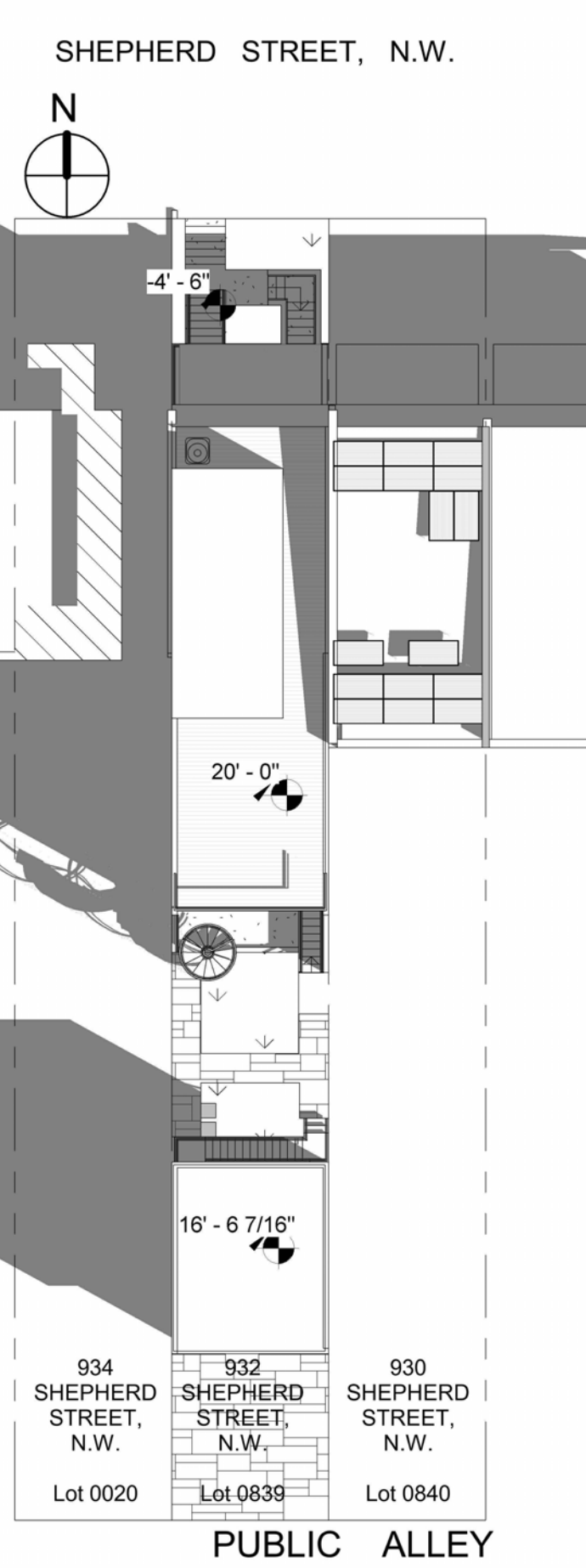
Total affeciency affected by shade during Summer = 0% < 5%

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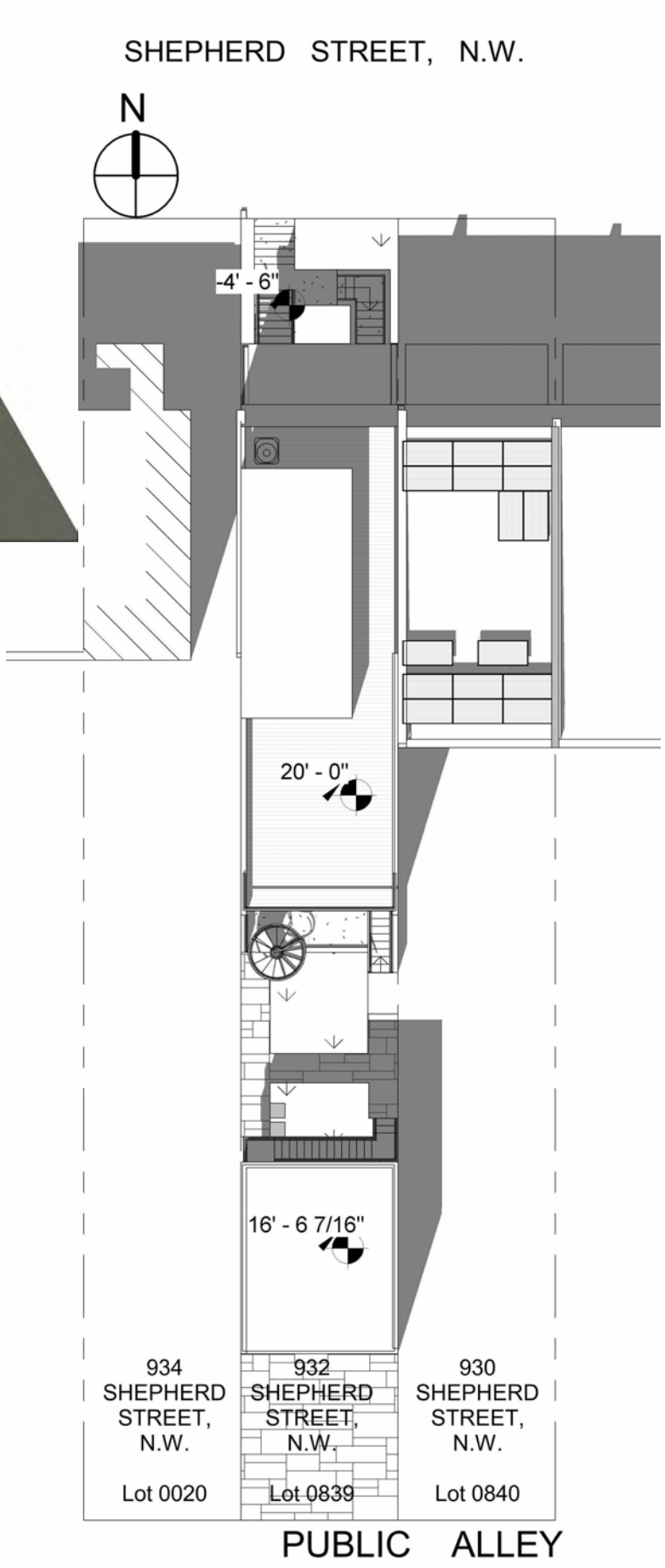
**SHADOW
STUDY -
SUMMER
SOLSTICE**

SHADOW STUDY SITE PLAN
FALL - SPRING EQUINOX **BY RIGHT**



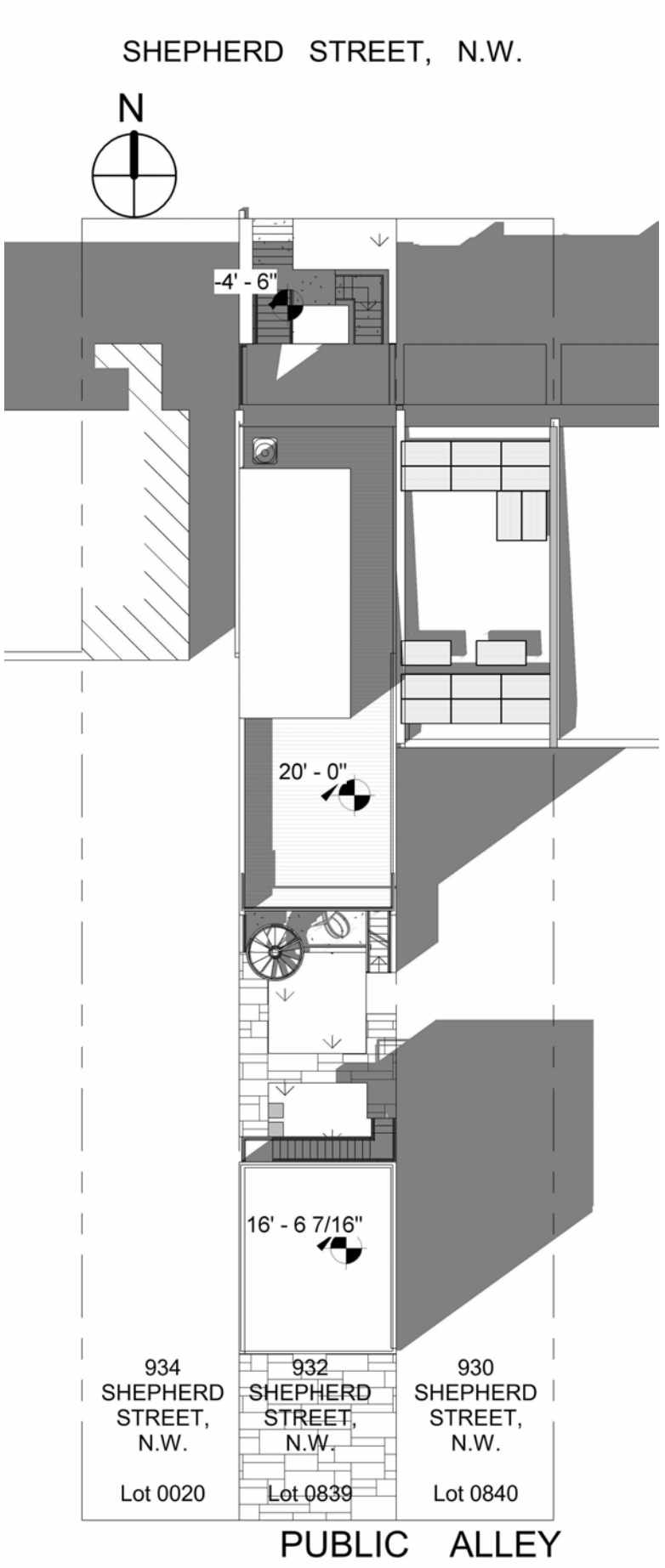
SHADOW STUDY - 3D VIEW
FALL - SPRING EQUINOX 9:00 AM

SHADOW STUDY SITE PLAN
FALL - SPRING EQUINOX 9:00 AM



SHADOW STUDY - 3D VIEW
FALL - SPRING EQUINOX 1:00 PM

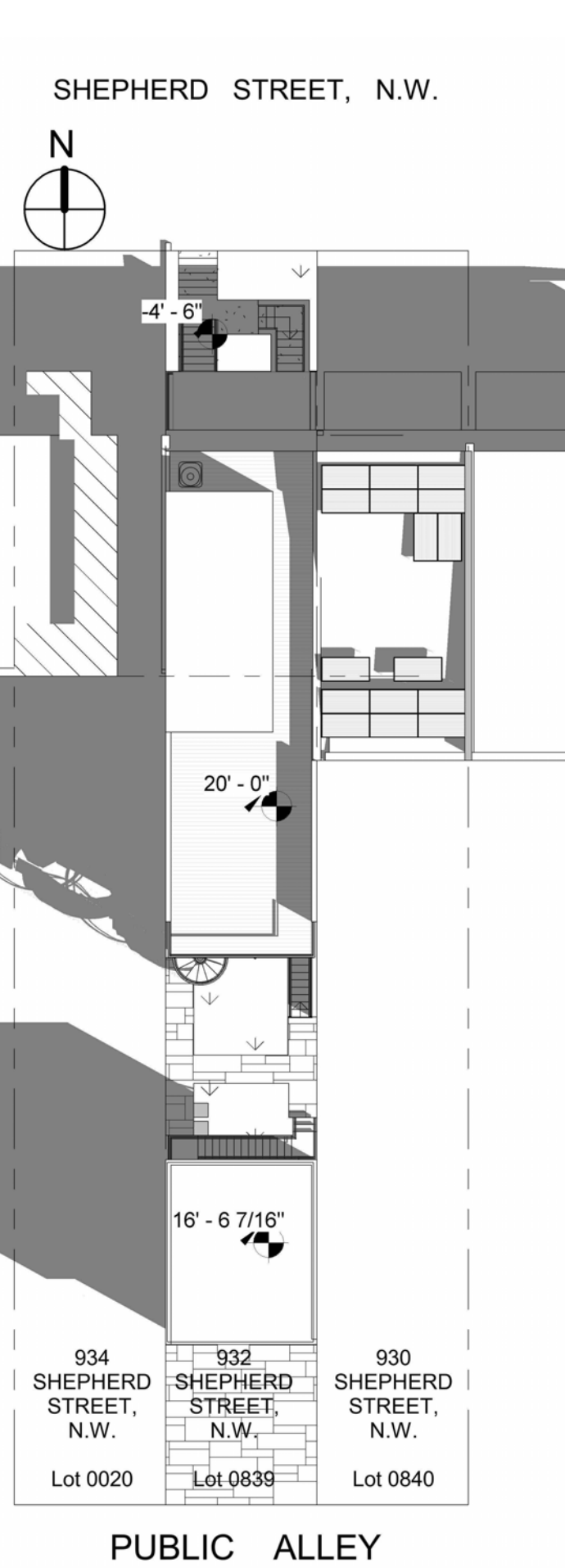
SHADOW STUDY SITE PLAN
FALL - SPRING EQUINOX 1:00 PM



SHADOW STUDY - 3D VIEW
FALL - SPRING EQUINOX 3:00 PM

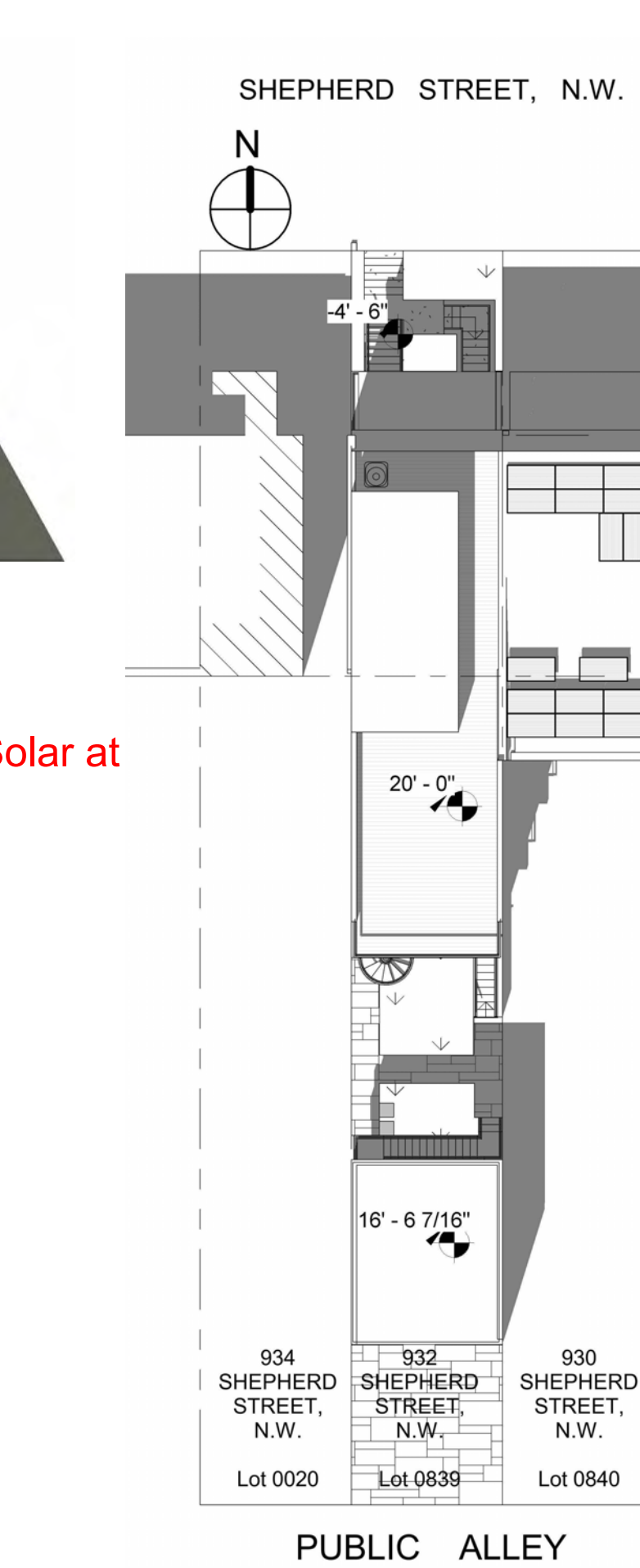
SHADOW STUDY SITE PLAN
FALL - SPRING EQUINOX 3:00 PM

SHADOW STUDY SITE PLAN
FALL - SPRING EQUINOX **PROPOSED 15 FEET ADDITION**



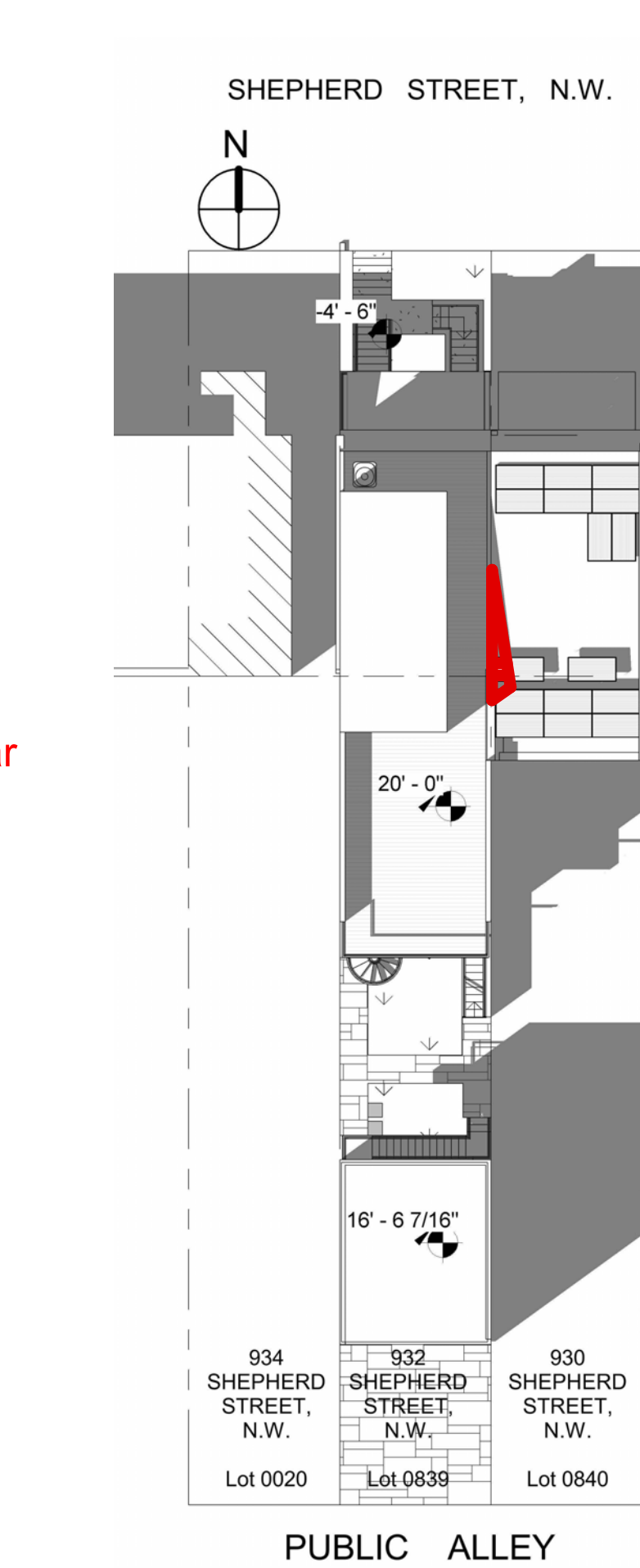
SHADOW STUDY - 3D VIEW
FALL - SPRING EQUINOX 9:00 AM
No Additional Shadow cast on roof that affect Solar at Lot 0840

SHADOW STUDY SITE PLAN
FALL - SPRING EQUINOX 9:00 AM



SHADOW STUDY - 3D VIEW
FALL - SPRING EQUINOX 1:00 PM
No Additional Shadow cast on roof that affect Solar at Lot 0840

SHADOW STUDY SITE PLAN
FALL - SPRING EQUINOX 1:00 PM



SHADOW STUDY - 3D VIEW
FALL - SPRING EQUINOX 3:00 PM
Minor Additional Shadow cast on roof that affect Solar at Lot 0840 (8 Sq Ft) < 5%
$$S_{Spring} = \frac{E_{unshaded Spring} - E_{shaded Spring}}{E_{unshaded Spring}} \times 100\%$$

$$S_{Spring} = \frac{2,013 - 1,963}{2,013} \times 100\% = 2.7\%$$

Total affeciency affected by shade during Spring = 2.7% < 5%
$$S_{Fall} = \frac{E_{unshaded Fall} - E_{shaded Fall}}{E_{unshaded Fall}} \times 100\%$$

$$S_{Fall} = \frac{1,726 - 1,963}{1,726} \times 100\% = 2.6\%$$

Total affeciency affected by shade during Fall = 2.6% < 5%

SHADOW STUDY SITE PLAN
FALL - SPRING EQUINOX 3:00 PM

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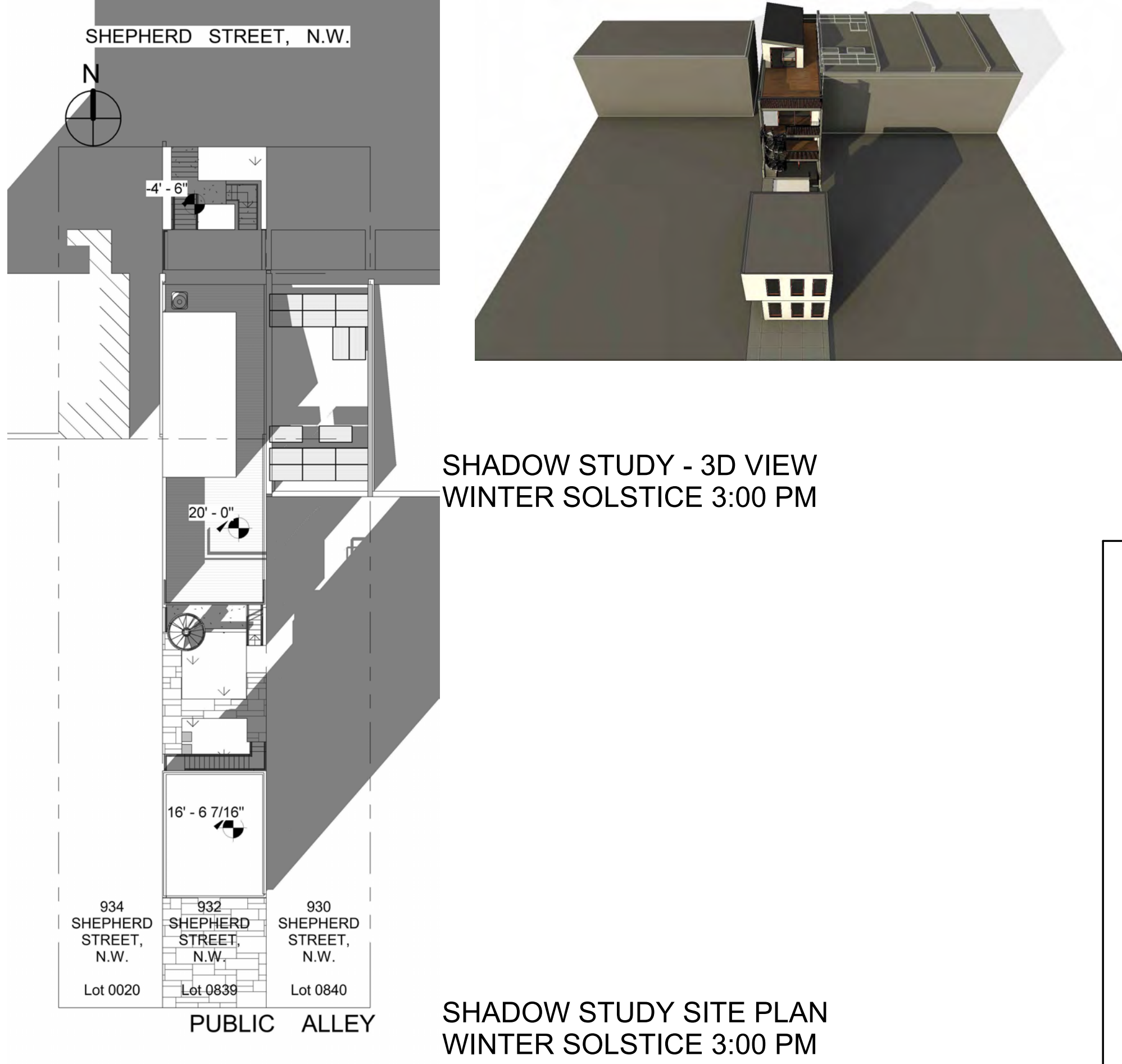
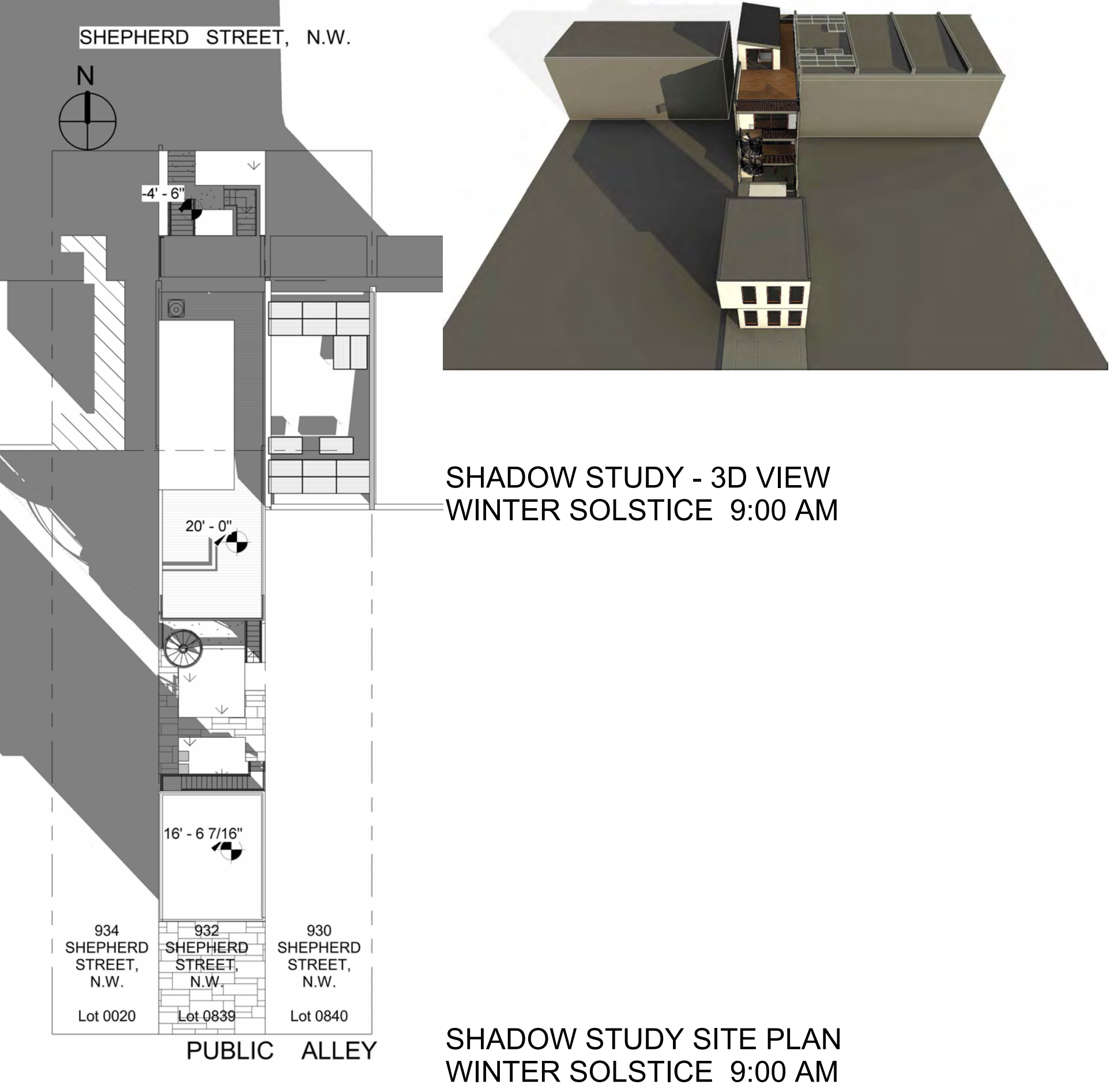
REVISION #
SCALE
ISSUE DATE

AS INDICATED
MAY 2025

SHADOW STUDY - FALL&SPRING EQUINOX

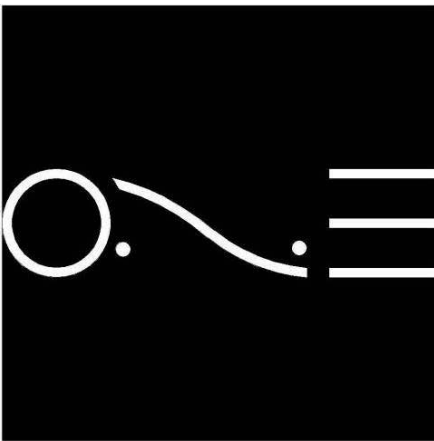
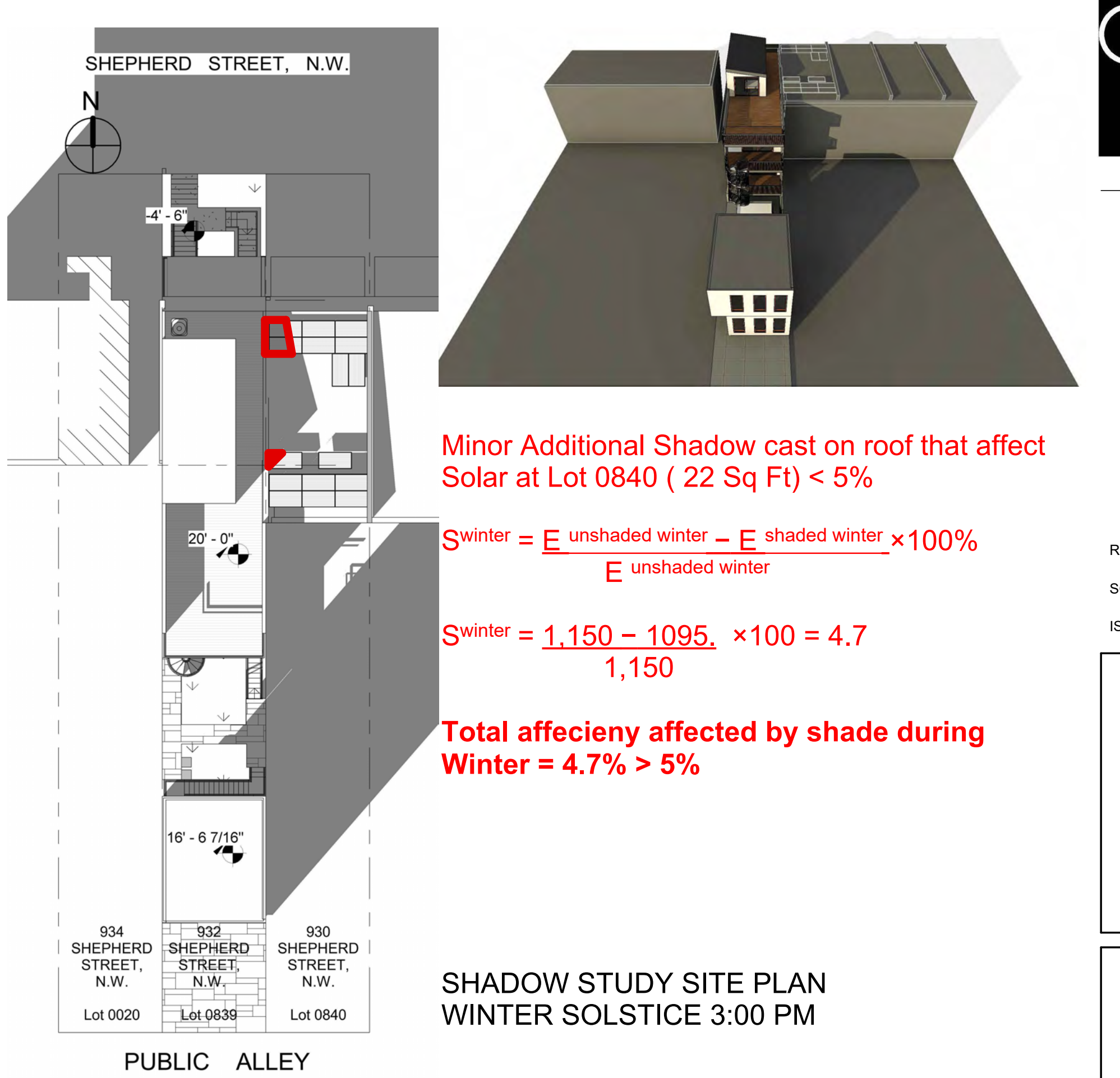
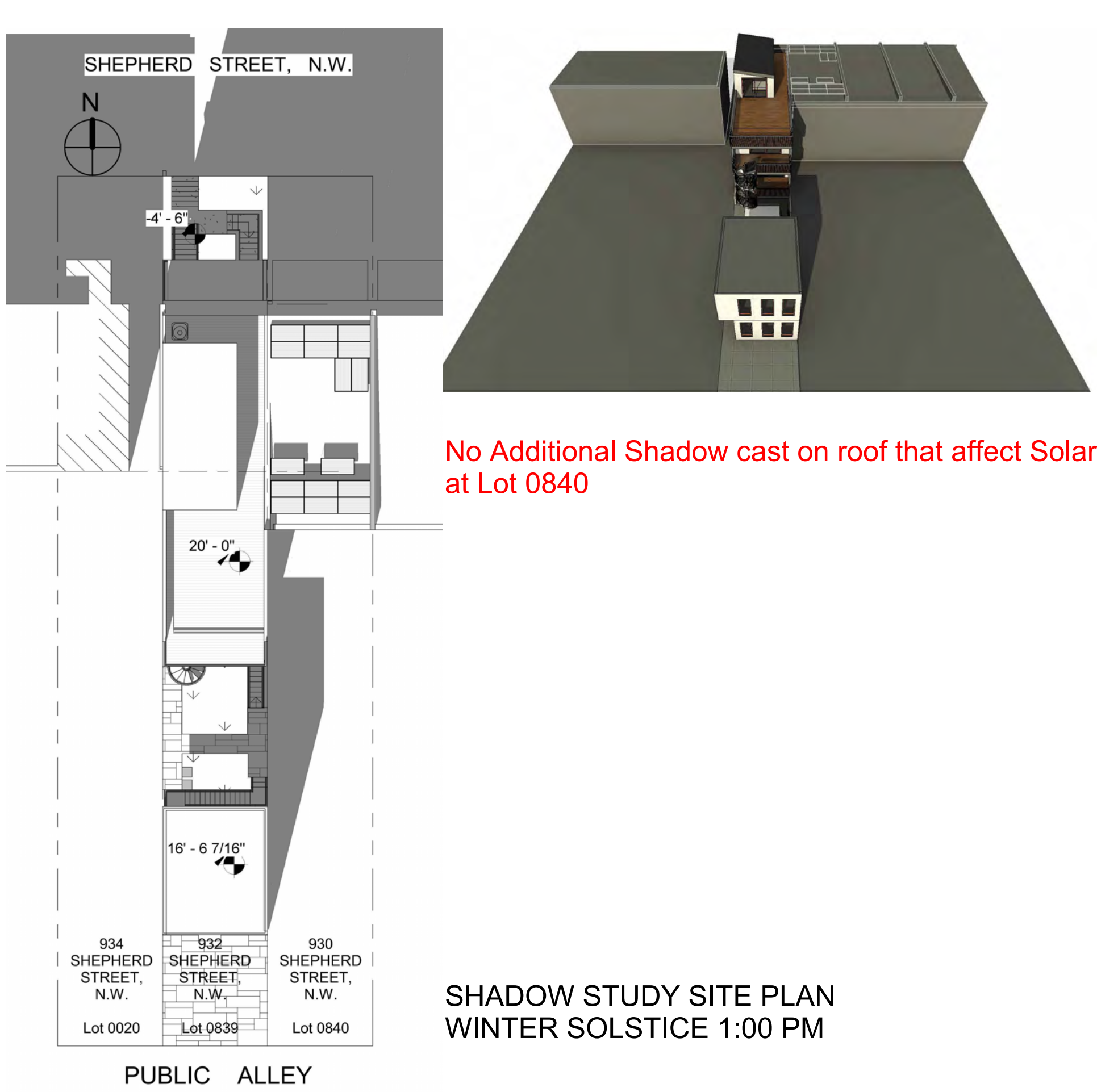
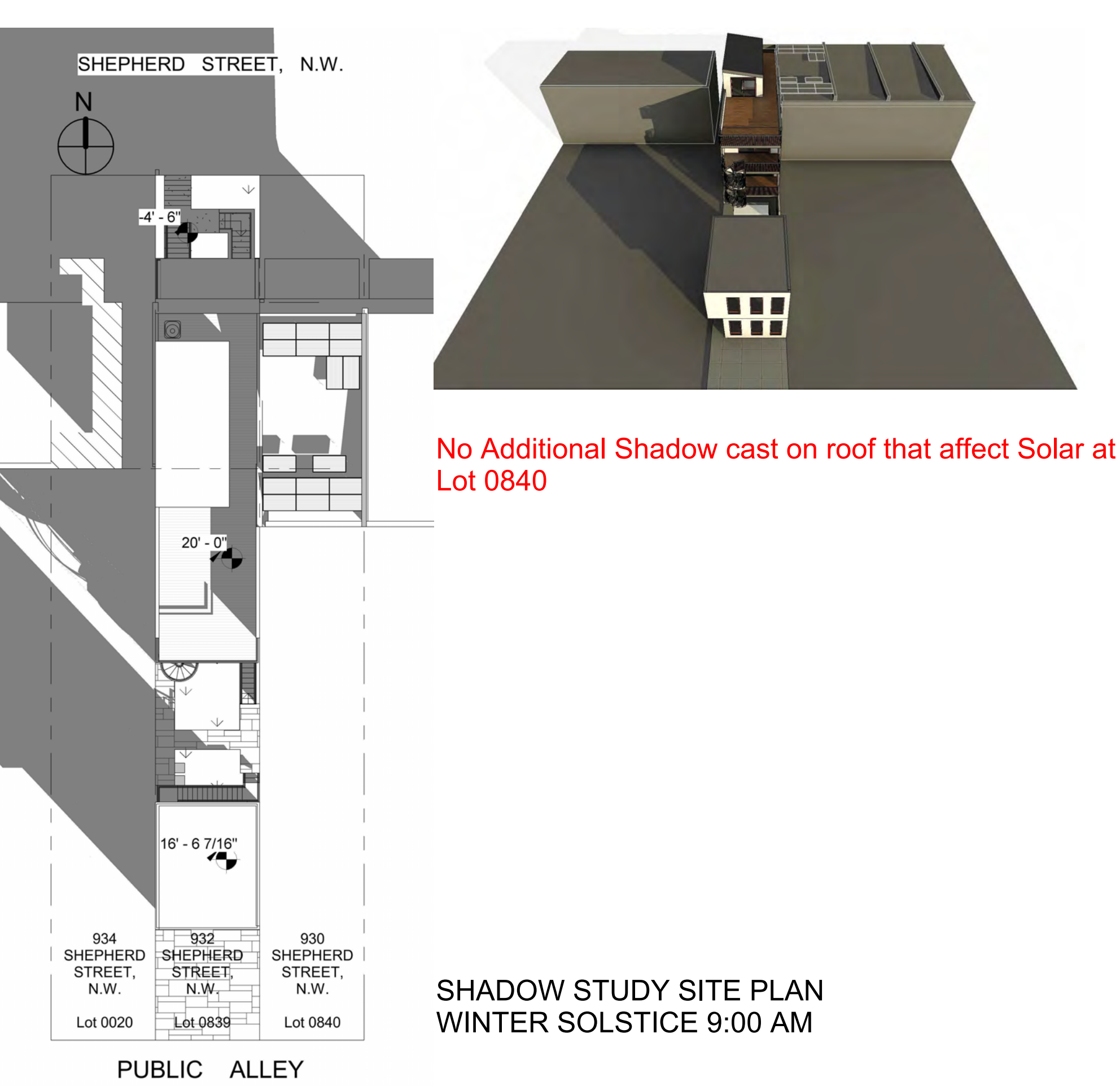
13

SHADOW STUDY SITE PLAN
WINTER SOLSTICE **BY RIGHT**



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SHADOW STUDY SITE PLAN
WINTER SOLSTICE **PROPOSED 15 FEET ADDITION**



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**SHADOW
STUDY -
WINTER
SOLSTICE**



EXISTING SITUATION REAR SIDE

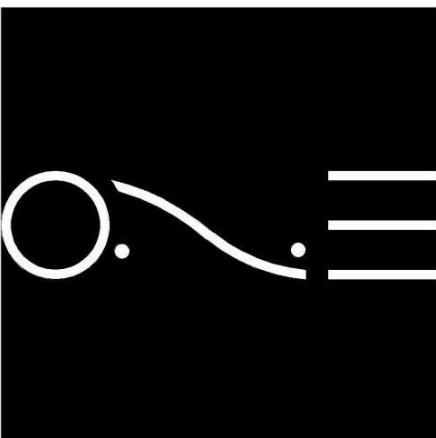


③ ACCESSORY REAR



① BUILDING REAR

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**REAR SIDE 3D
PROJECTIONS**