

# 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

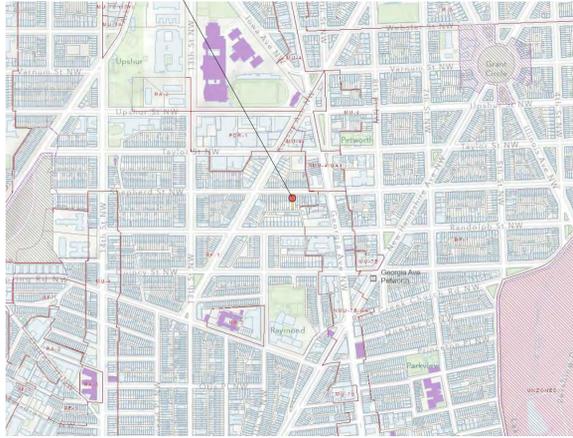
# 932 SHEPHERD ST NW WASHINGTON DC 20011

## BZA PACKAGE

### LOCATION



### VICINITY MAP



### SYMBOLS

### ABBREVIATIONS

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

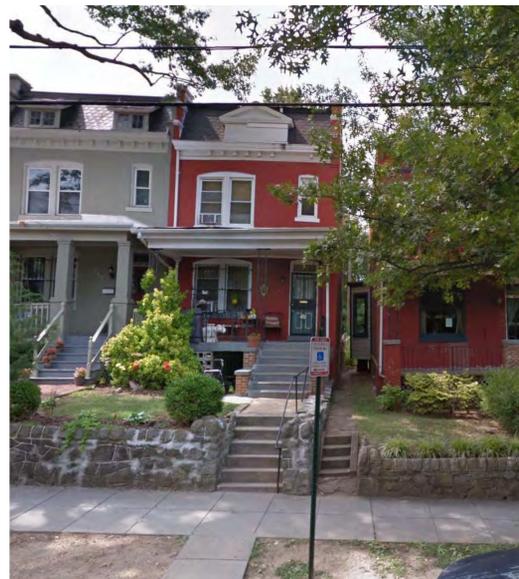
ADDITION, ALTERATION AND REPAIR ON A RESIDENTIAL ROW BUILDING. TO CONVERT UNIT TO 3 UNITS RESIDENTIAL.

- 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
06	ELEVATIONS
07	ELEVATIONS
08	SECTION
09	AREA PLAN
10	LANDSCAPE SITE PLAN
11	SHADOW STUDY - VERNAL EQUINOX
12	SHADOW STUDY - SUMMER SOLSTICE
13	SHADOW STUDY - AUTUMNAL EQUINOX
14	SHADOW STUDY - WINTER SOLSTICE

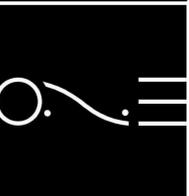
FRONT PHOTO



ARIAL PHOTO



**932 SHEPHERD ST  
NW**  
DISTRICT OF COLUMBIA  
20011



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REVISION #  
SCALE AS INDICATED  
ISSUE DATE MAY 2025

**COVER**

**01**

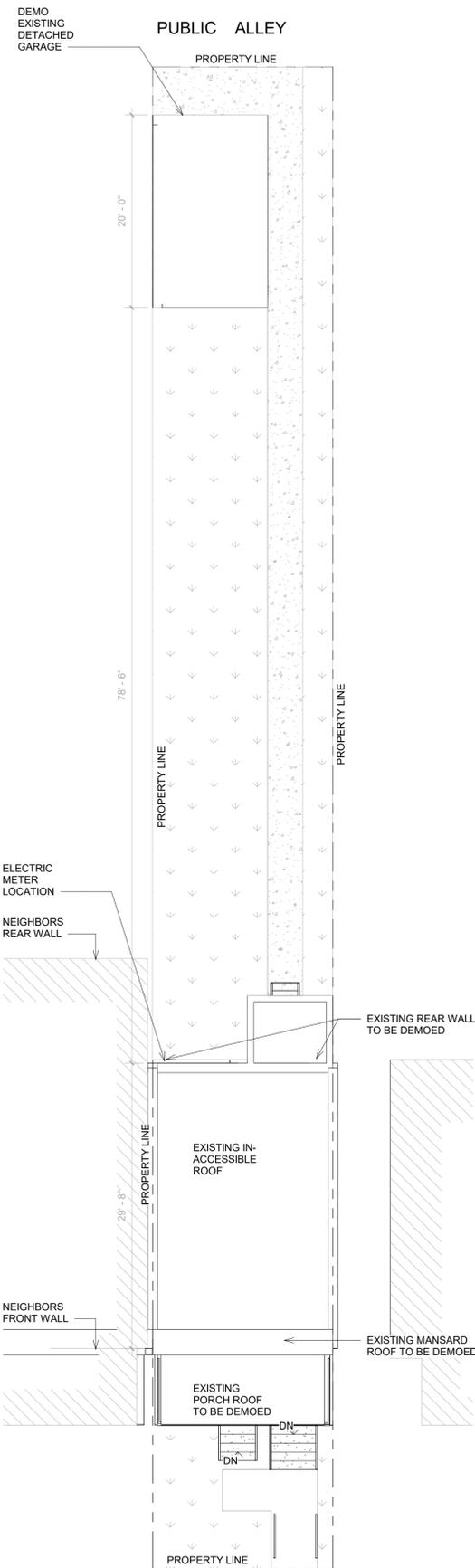
Board of Zoning Adjustment  
District of Columbia  
CASE NO. 21396  
EXHIBIT NO. 17A

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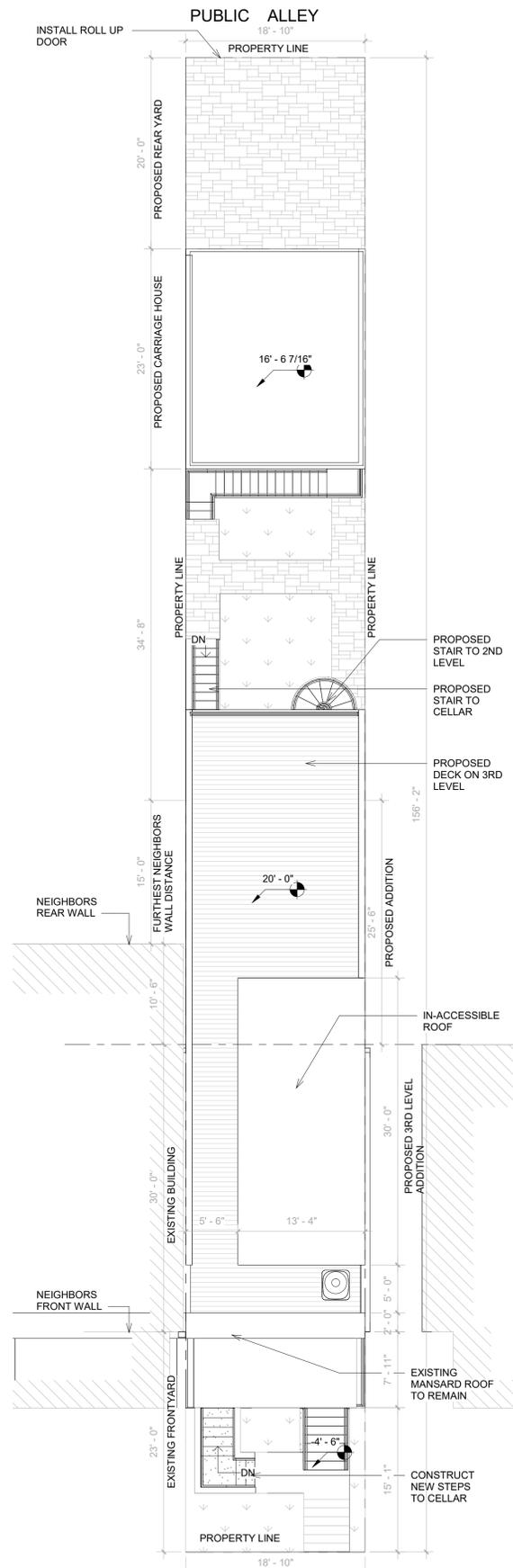
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dagi.abebe@gmail.com  
571-225-7211

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nas@makazoengineering.com  
202-853-2110



SHEPHERD STREET, N.W.

1 SITE PLAN EXISTING  
1/8" = 1'-0"



SHEPHERD STREET, N.W.

2 SITE PLAN  
1/8" = 1'-0"



GENERAL NOTES

GENERAL INFORMATION	EXISTING LOT	PROPOSED BUILDING
USE GROUP	R3	R3
TYPE OF CONSTRUCTION	VB	VB
FULLY SUPPRESSED (SPRINKLED)	NO	NO
LOT AREA	2939	2939
BUILDING FOOTPRINT	775	1630

TOTAL SITE SF	EXISTING LOT	PROPOSED BUILDING
BUILDING FOOTPRINT	775	1630
GREEN AREA	NA	NA
PERMEABLE PAVEMENT	NA	NA

ABOVE GRADE: 1ST - 1417 SF  
2ND - 1501 SF  
3RD - 417 SF

TOTAL = 3335 SF  
CELLAR - 1142 SF  
GFA = 4477 SF

BUILDING HEIGHT	2 story	34'-0" / 3 STORIES
NUMBER OF EXITS	3	3
SOUND TRANSMISSION	-	STC 52
SMOKE DETECTORS	YES	YES
CO DETECTORS	YES	YES
SPRINKLER	NO	YES
INSULATION		YES: EXTERIOR WALLS @ R19; ROOF @ R-49

GENERAL NOTES / ZONING CODE ANALYSIS

ZONING DISTRICT	RF-1	932 SHEPHERD ST NW WASHINGTON DC 20011
USE GROUP	R-3	TOTAL LOT AREA 2939 SF
LOT	0839	TOTAL LOT WIDTH
SQUARE	2906	156.15'-DEPTH & 18.82' WIDTH

REQUIREMENT	EXISTING	ALLOWABLE / REQUIRED	PROPOSED
LOT OCCUPANCY	775 SF (24%)	1763 SF (60%)	1766 SF (60%)
HEIGHT	24 FT	35 FT (3 STORIES)	34 FT
SIDEYARD WIDTH	N/A	5 FT	N/A
REAR YARD SETBACK	78'-2"	20 FT MIN	20'-0"
PARKING	1	1	2
FRONT YARD	23 FT	WITHIN RANGE OF EX.	23 FT
DWELLING UNITS	1	2	3

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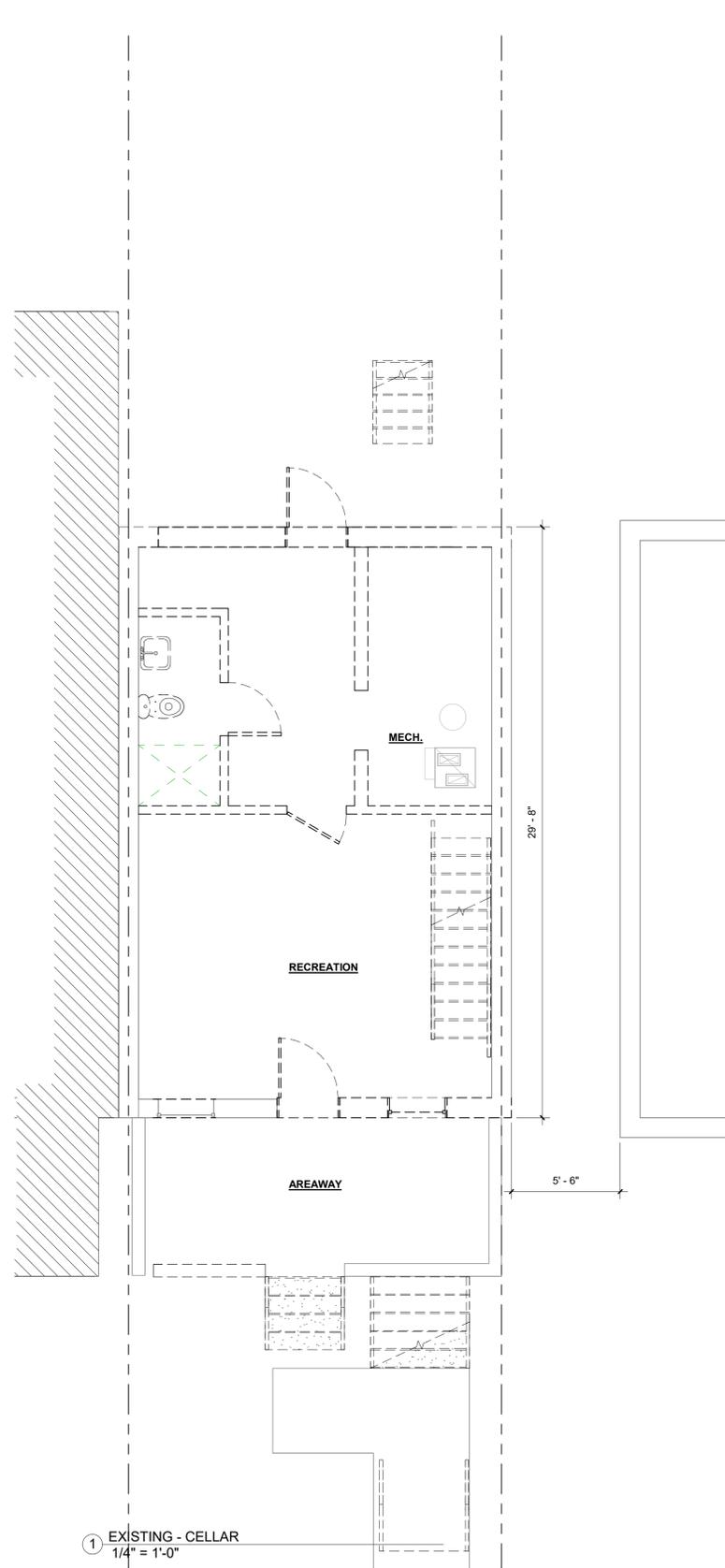
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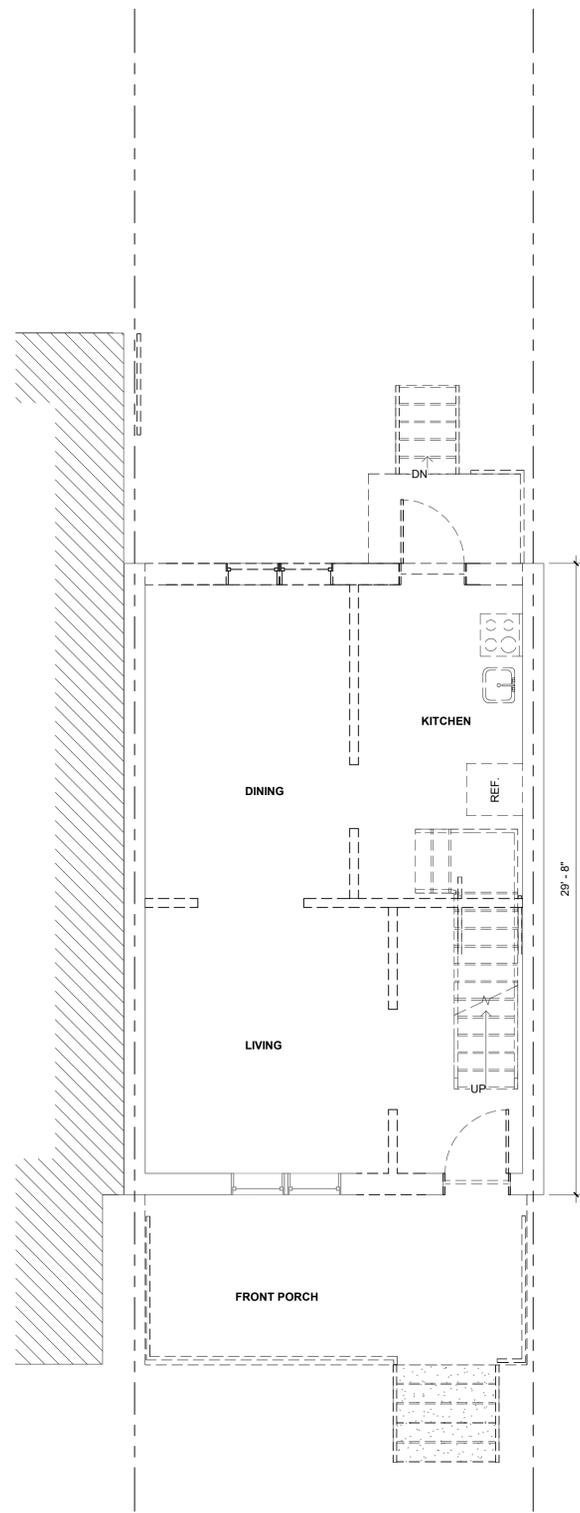
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SITE PLANS

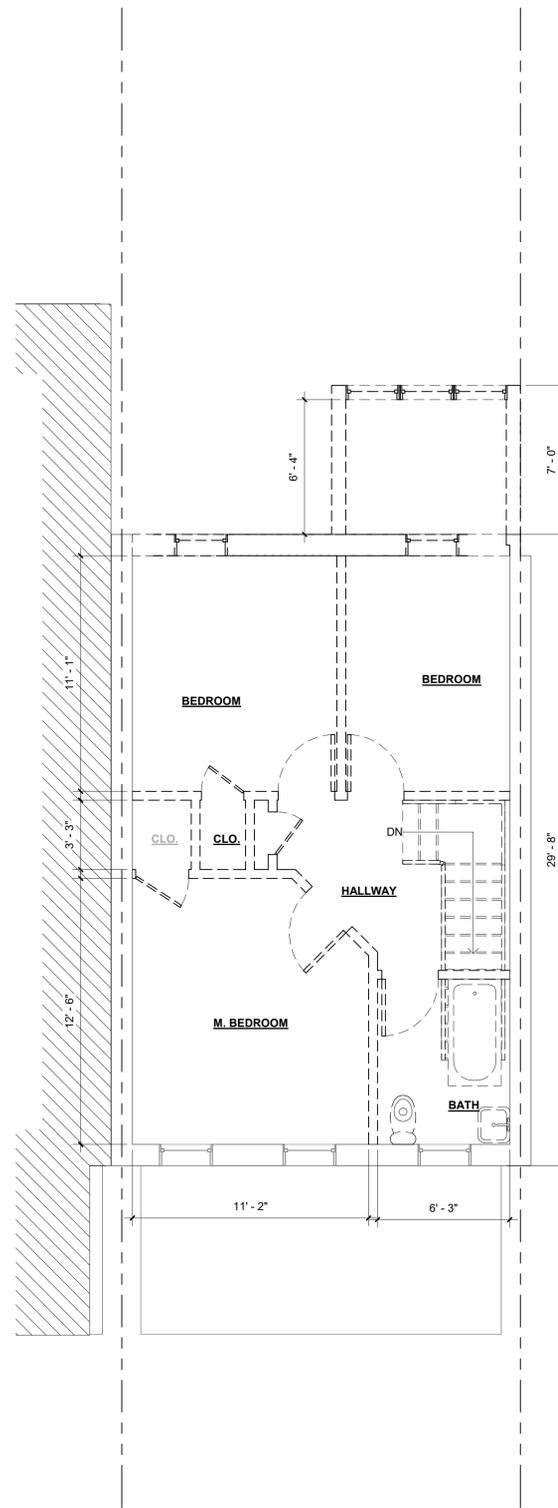
02



① EXISTING - CELLAR  
1/4" = 1'-0"



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

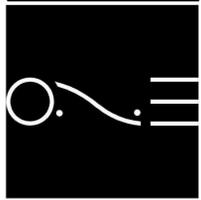


③ EXISTING - SECOND FLOOR  
1/4" = 1'-0"

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



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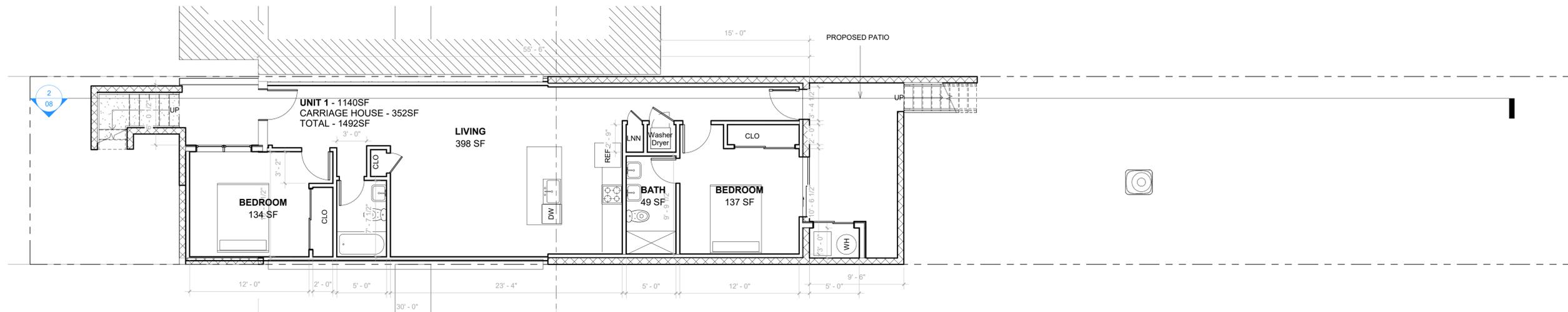


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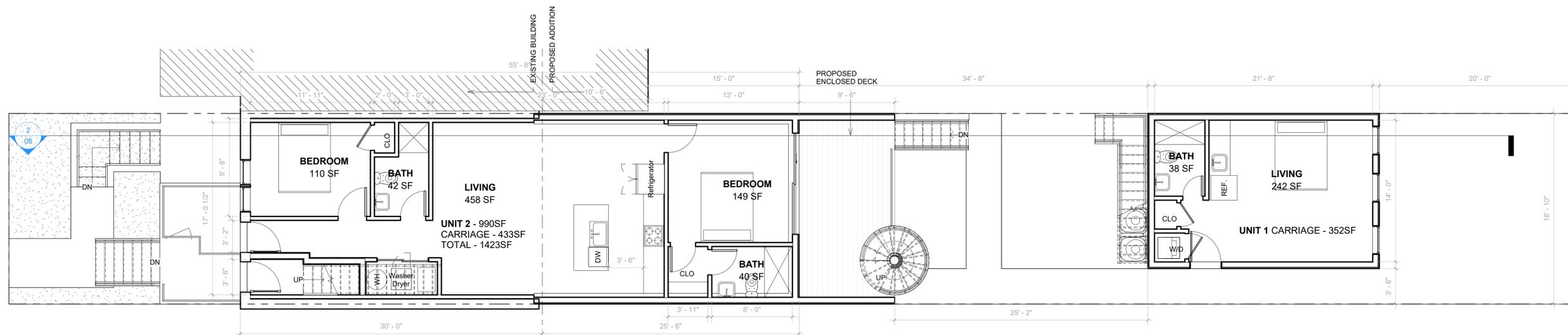
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**EXISTING  
DEMO  
LAYOUTS**

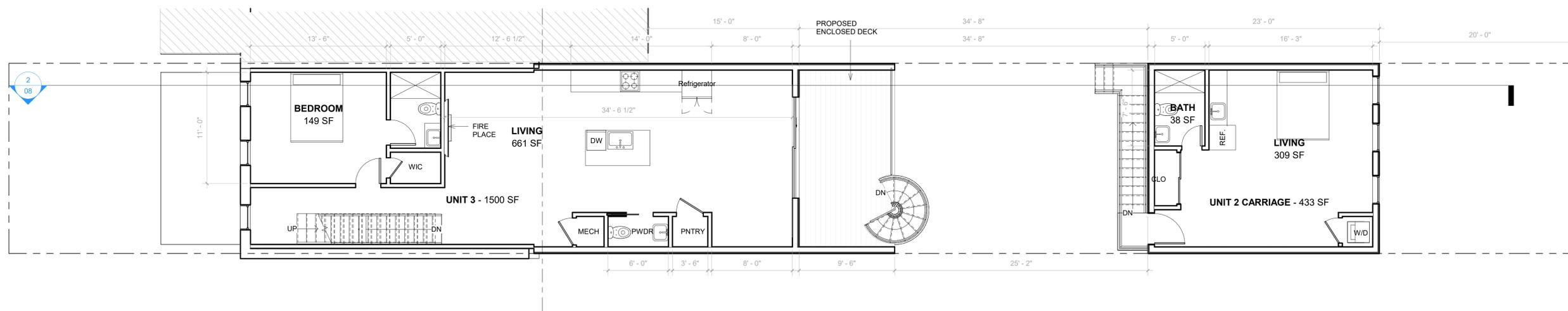
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1 PROPOSED CELLAR  
3/16" = 1'-0"

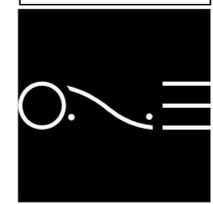


2 1ST FLOOR PLAN  
3/16" = 1'-0"



3 PROPOSED SECOND FLOOR  
3/16" = 1'-0"

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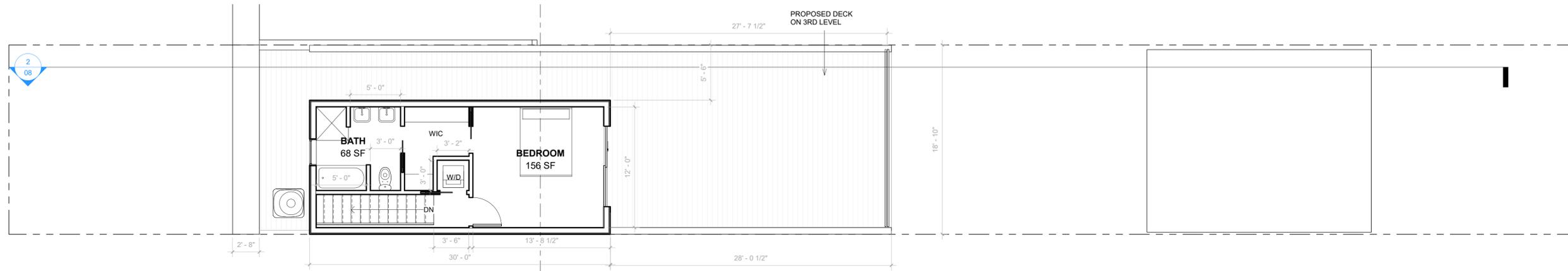


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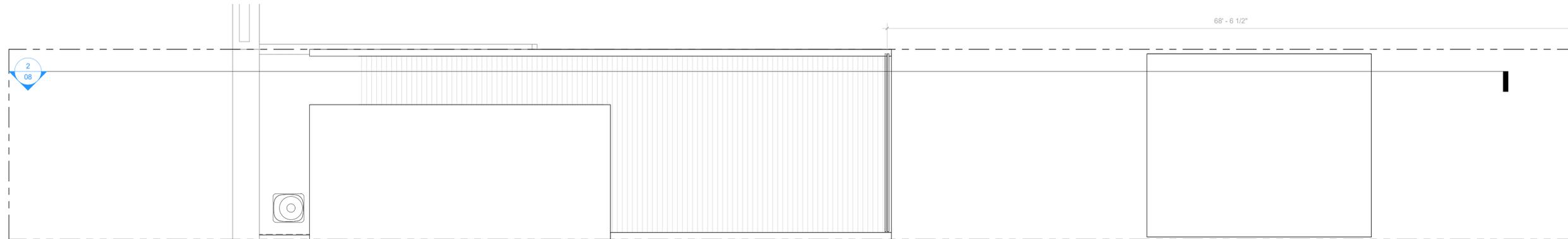
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**PROPOSED LAYOUTS**

**04**

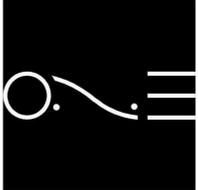


① PROPOSED THIRD LEVEL  
3/16" = 1'-0"



② PROPOSED ROOF  
3/16" = 1'-0"

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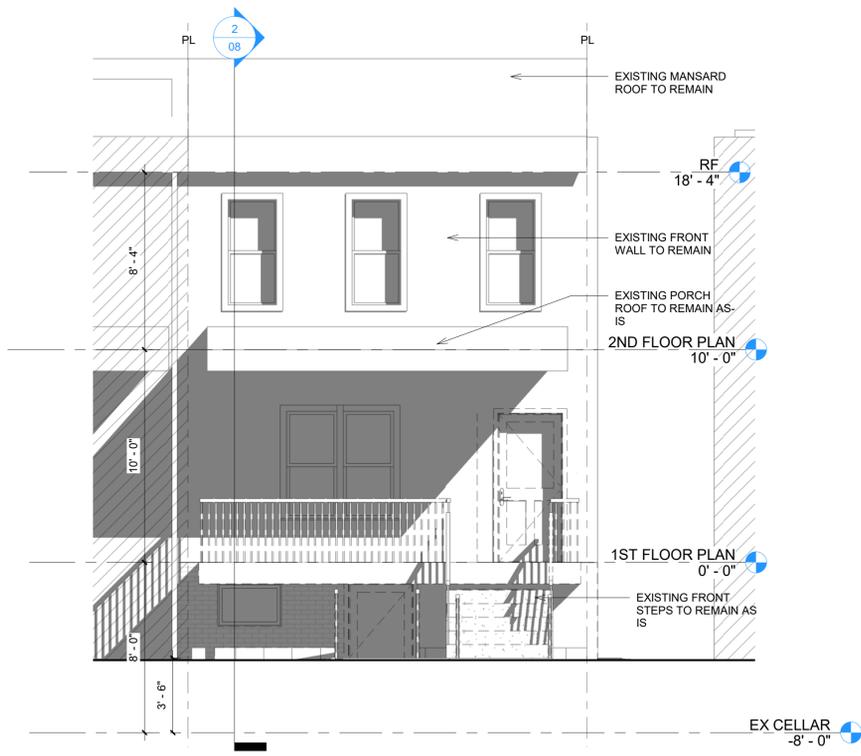


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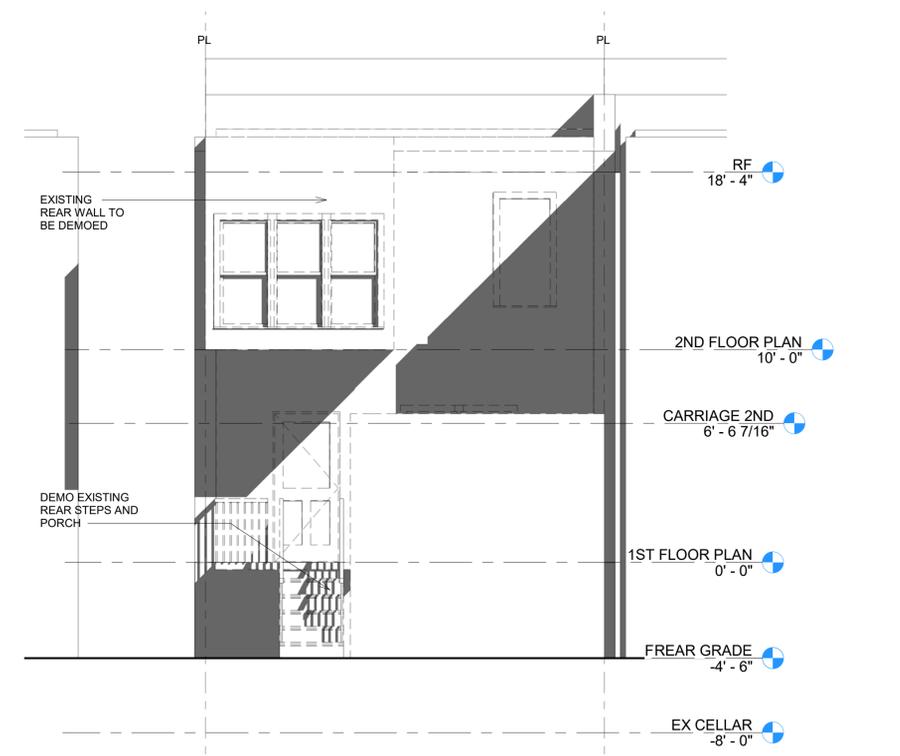
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**PROPOSED LAYOUTS**

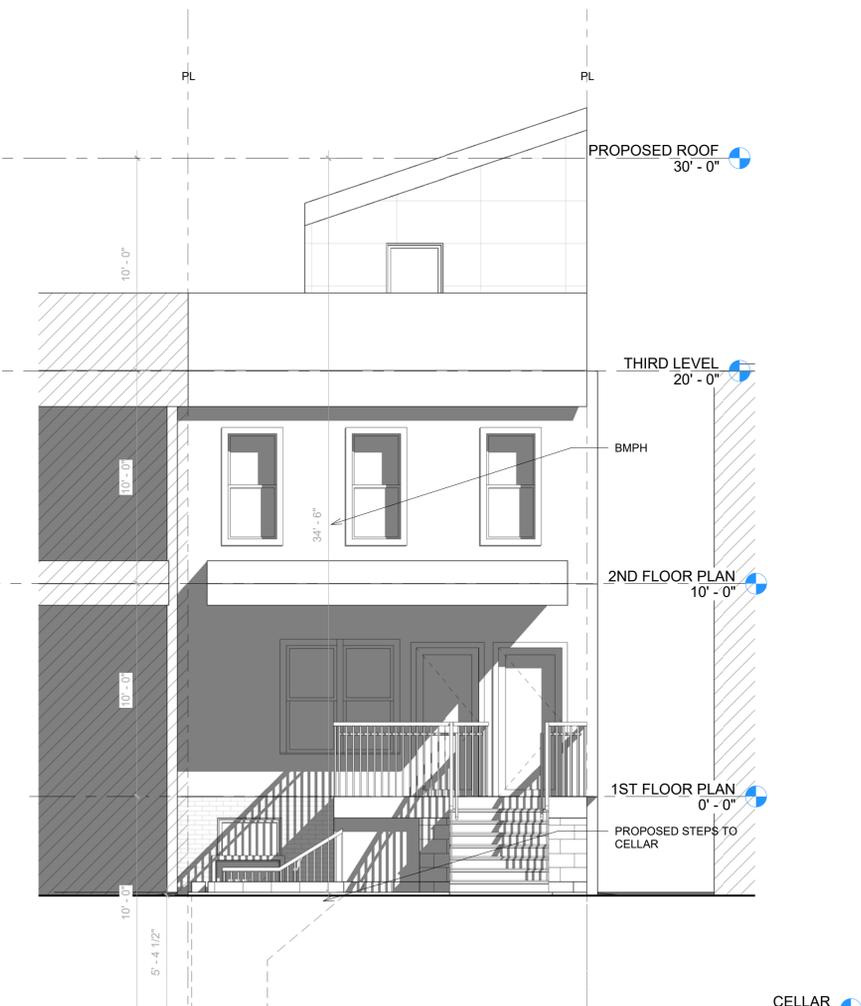
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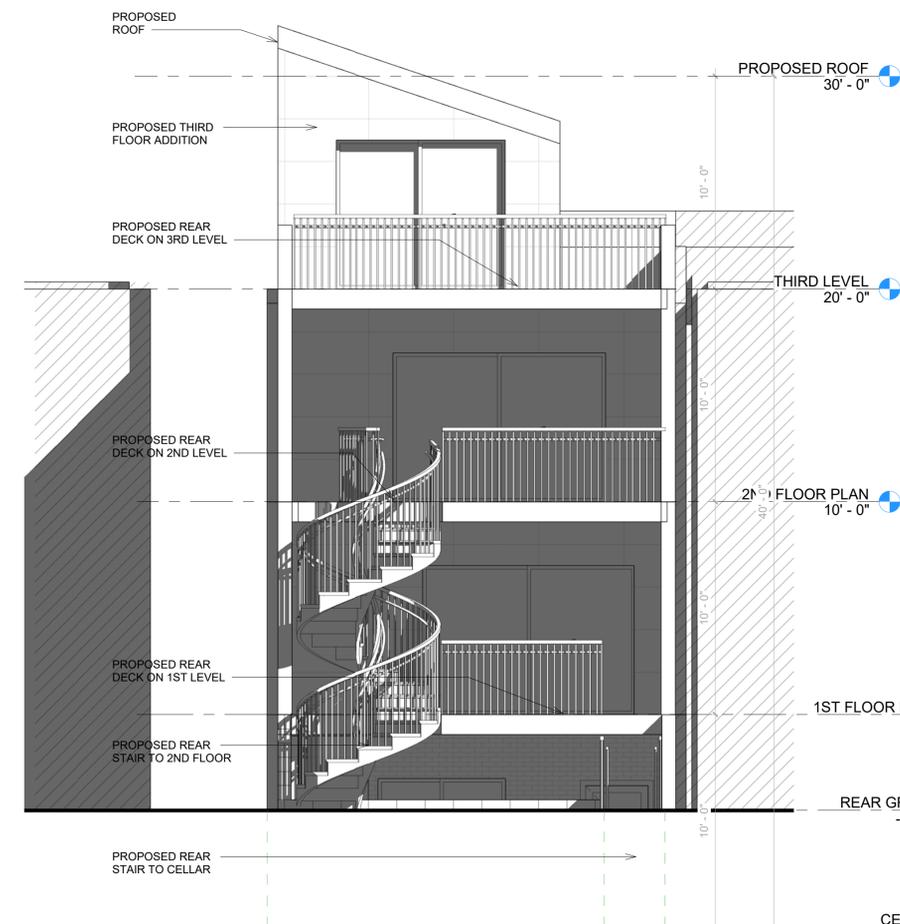
1 EXISTING FRONT ELEVATION  
1/4" = 1'-0"



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

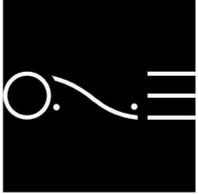


2 PROPOSED FRONT ELEVATION  
1/4" = 1'-0"



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

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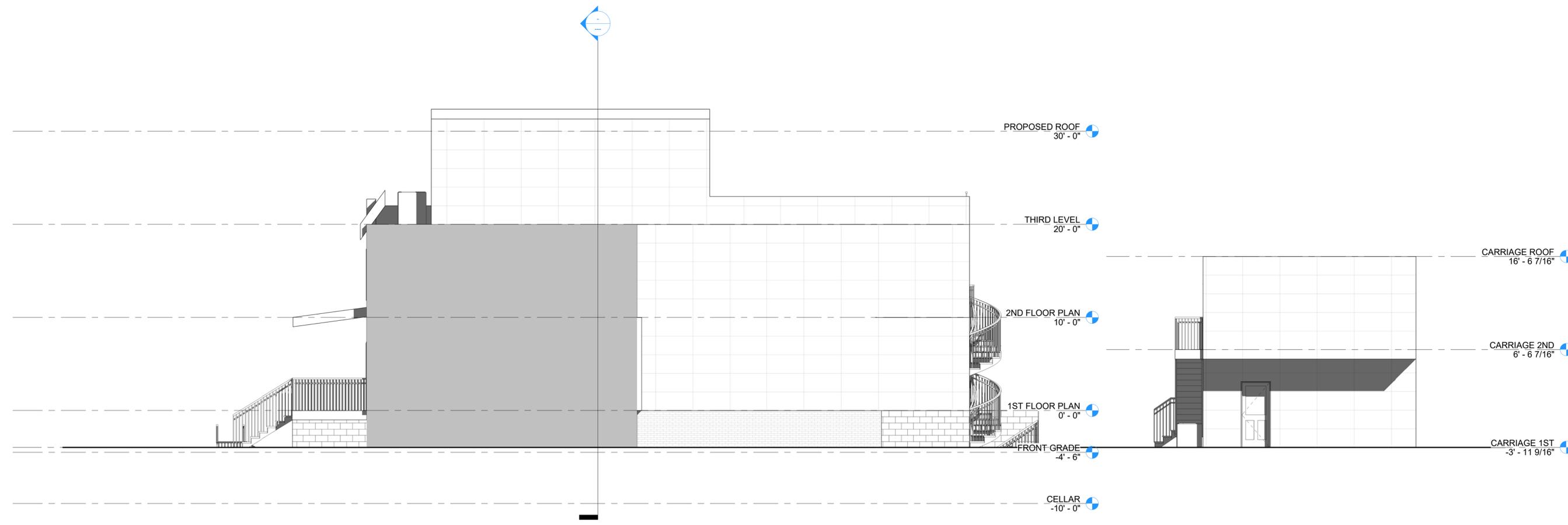


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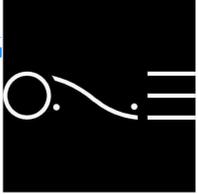
**ELEVATIONS**

**06**



① RIGHT SIDE ELEVATION  
3/16" = 1'-0"

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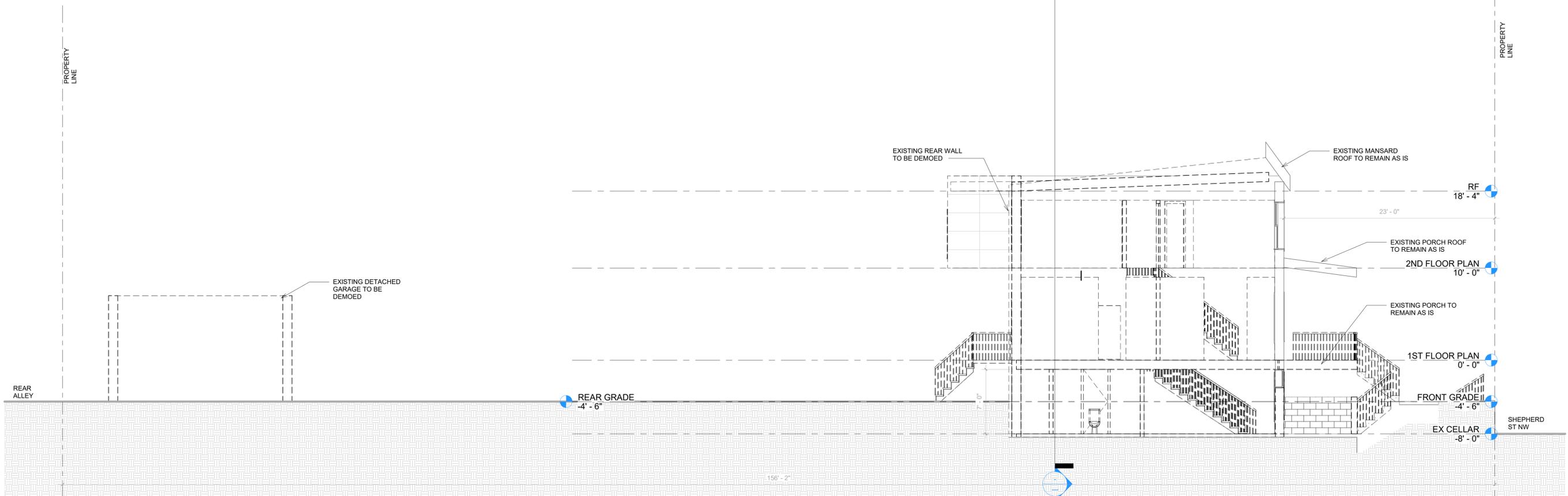


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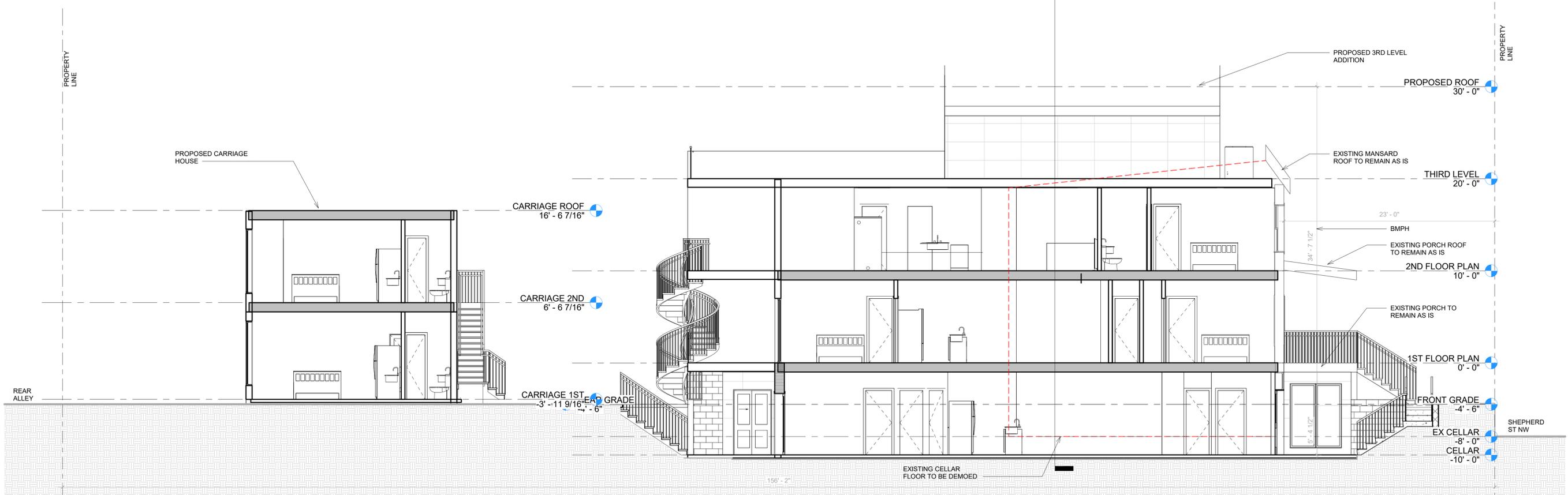
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ISSUE DATE	MAY 2025

**ELEVATIONS**

**07**

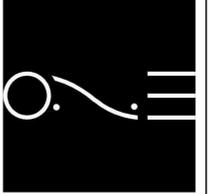


② LONGITUDINAL SECTION EXISTING  
3/16" = 1'-0"



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

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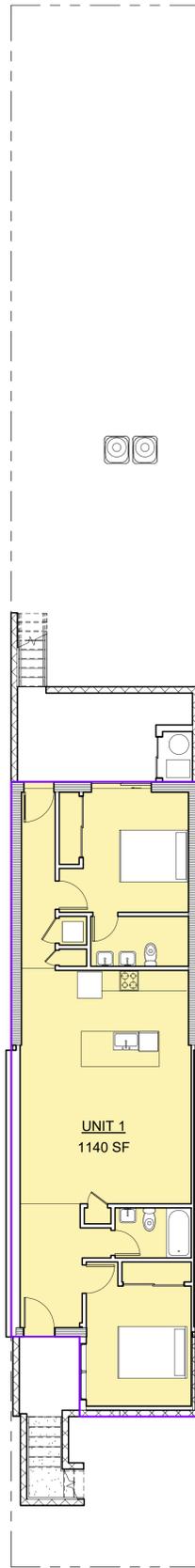


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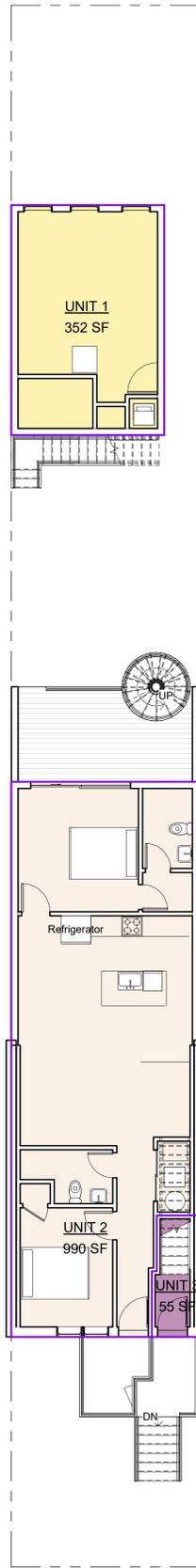
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**SECTION**

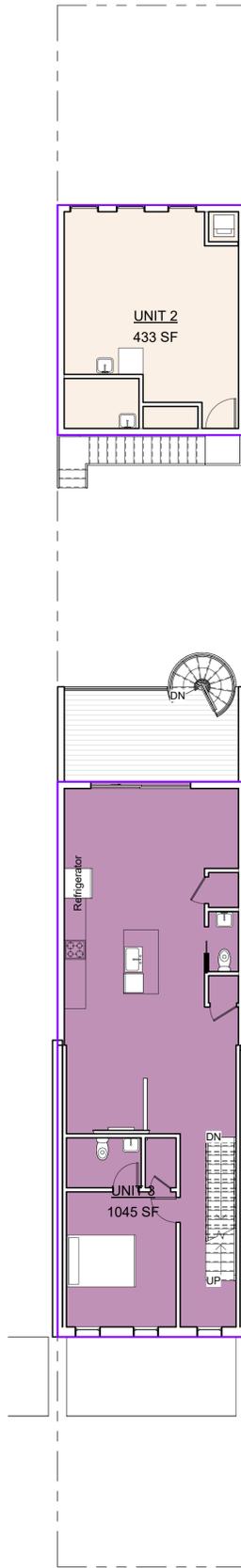
**08**



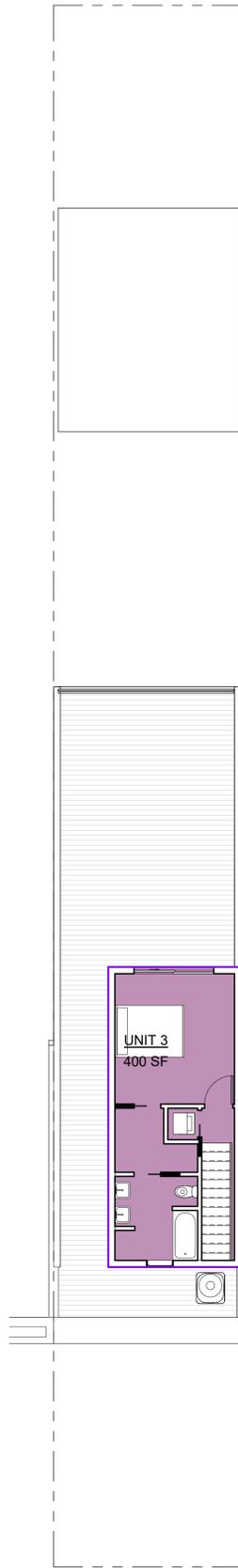
① CELLAR  
1/8" = 1'-0"



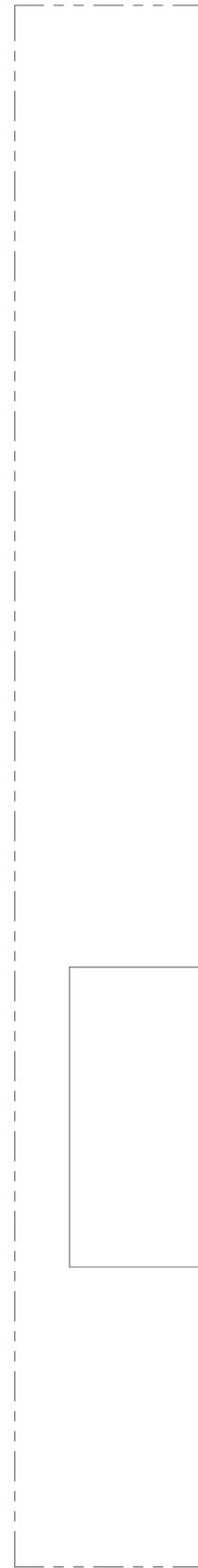
② 1ST FLOOR PLAN  
1/8" = 1'-0"



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

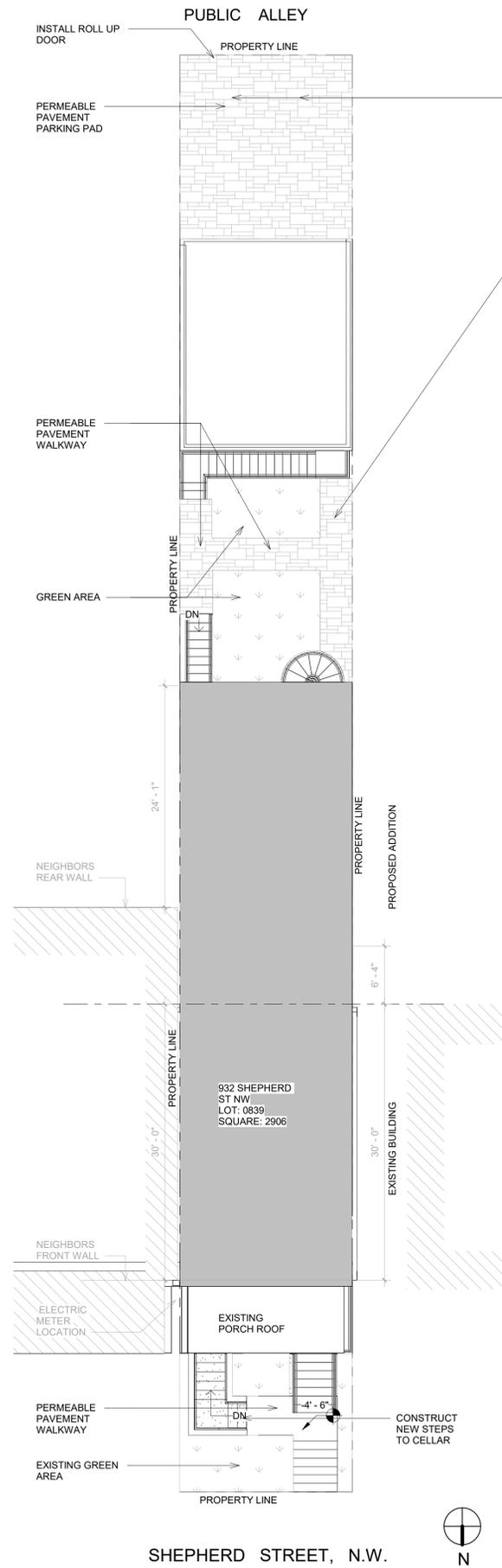
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**AREA PLAN**

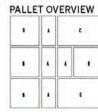
**09**



**PERMEABLE PAVEMENT SPECIFICATION**



**BLU 80 mm**  
DESCRIPTION: Paver TEXTURE: Smooth



Specifications per pallet	Imperial	Metric
Cubing	84.96 ft <sup>3</sup>	7.90 m <sup>3</sup>
Weight	3,095 lbs	1,404 kg
Number of rows	8	
Coverage per row	10.62 ft <sup>2</sup>	0.99 m <sup>2</sup>
Linear coverage per row	9.75 lin. ft	2.97 lin. m

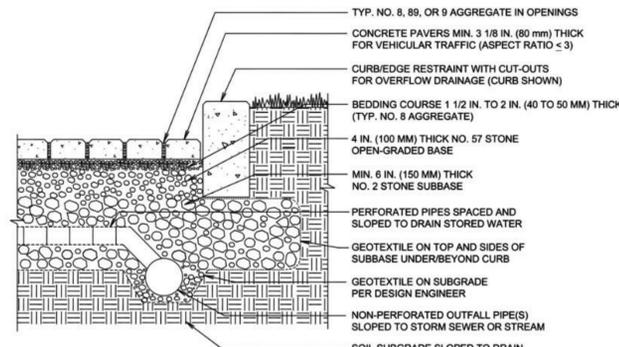
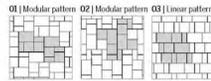
Unit dimensions	in	mm	Units / pallet
Height	3 1/4	80	32 units
Depth	13	330	
Length	6 1/2	165	

Height	3 1/4	80	32 units
Depth	13	330	
Length	13	330	

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

**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 %**



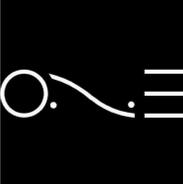
- NOTES:**
- 2 3/8 IN. (60 MM) THICK PAVERS MAY BE USED IN PEDESTRIAN AND RESIDENTIAL APPLICATIONS.
  - NO. 2 STONE SUBBASE THICKNESS VARIES WITH DESIGN. CONSULT ICP PERMEABLE INTERLOCKING CONCRETE PAVEMENT MANUAL.
  - NO. 2 STONE MAY BE SUBSTITUTED WITH NO.3 OR NO.4 STONE.

**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**

9.00 AM

12.00 PM NOON

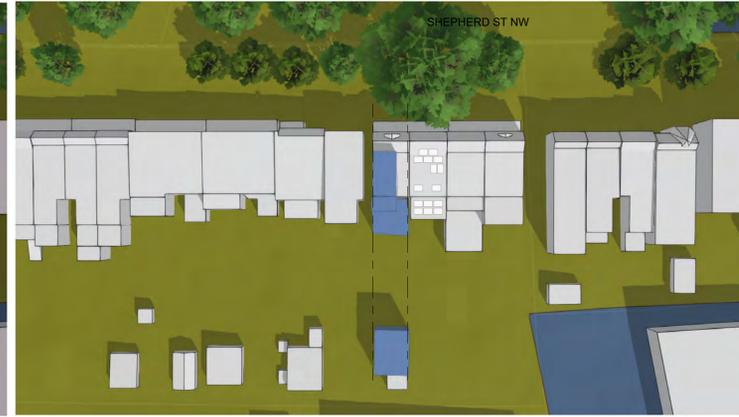
3.00 PM

VERNAL EQUINOX  
MATTER OF RIGHT  
10FT REAR ADDITION

Mar 20, 09:00 AM:



Mar 20, 12:00 PM:



Mar 20, 03:00 PM:



VERNAL EQUINOX  
PROPOSED 15FT REAR  
ADDITION

Mar 20, 09:00 AM:



Mar 20, 12:00 PM:



Mar 20, 03:00 PM:



KEY

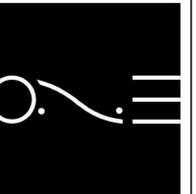


ADDITIONAL SHADOW  
CAST ON NEIGHBORS  
REAR YARD



SHADOW CAST ON  
NEIGHBORS SOLAR  
PANELS

**932 SHEPHERD ST**  
**NW**  
DISTRICT OF COLUMBIA  
20011



ONE DESIGN SERVICES  
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Tel. 571.225.7211

REVISION #  
SCALE AS INDICATED  
ISSUE DATE MAY 2025

SHADOW  
STUDY -  
VERNAL  
EQUINOX

9.00 AM

12.00 PM NOON

3.00 PM

SUMMER SOLSTICE  
MATTER OF RIGHT 10FT  
REAR ADDITION

Jun 21, 09:00 AM:



Jun 21, 12:00 PM:



Jun 21, 03:00 PM:



SUMMER SOLSTICE  
PROPOSED 15FT REAR  
ADDITION

Jun 21, 09:00 AM:



Jun 21, 12:00 PM:



Jun 21, 03:00 PM:



KEY

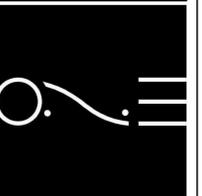


ADDITIONAL SHADOW  
CAST ON NEIGHBORS  
REAR YARD



SHADOW CAST ON  
NEIGHBORS SOLAR  
PANELS

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NW**  
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REVISION #  
SCALE AS INDICATED  
ISSUE DATE MAY 2025

**SHADOW  
STUDY -  
SUMMER  
SOLSTICE**

9.00 AM

12.00 PM NOON

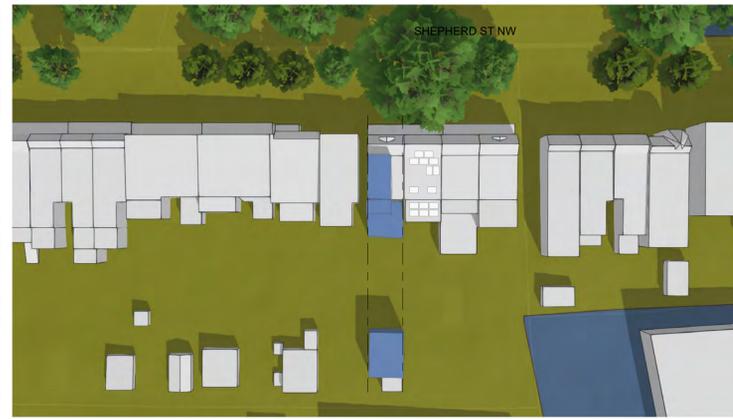
3.00 PM

AUTUMNAL EQUINOX  
MATTER OF RIGHT 10FT  
REAR ADDITION

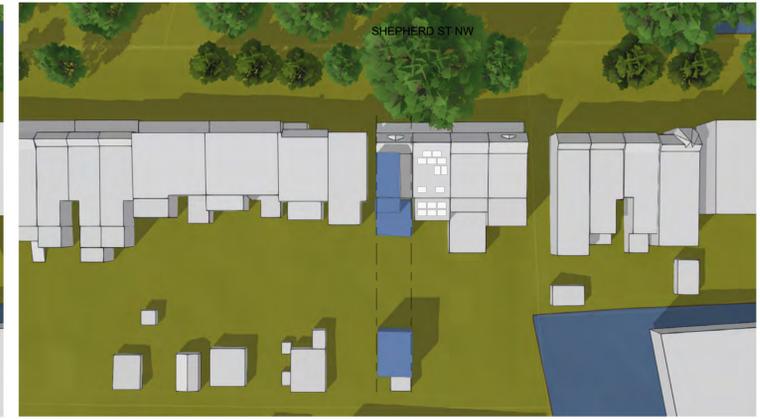
Sep 23, 09:00 AM:



Sep 23, 12:00 PM:



Sep 23, 03:00 PM:



AUTUMNAL EQUINOX  
PROPOSED 15FT REAR  
ADDITION

Sep 23, 09:00 AM:



Sep 23, 12:00 PM:



Sep 23, 03:00 PM:



KEY

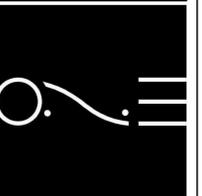


ADDITIONAL SHADOW  
CAST ON NEIGHBORS  
REAR YARD



SHADOW CAST ON  
NEIGHBORS SOLAR  
PANELS

**932 SHEPHERD ST**  
**NW**  
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REVISION #  
SCALE AS INDICATED  
ISSUE DATE MAY 2025

SHADOW  
STUDY -  
AUTUMNAL  
EQUINOX

9.00 AM

12.00 PM NOON

3.00 PM

WINTER SOLSTICE  
MATTER OF RIGHT 10FT  
REAR ADDITION

Dec 21, 09:00 AM:



Dec 21, 12:00 PM:



Dec 21, 03:00 PM:



WINTER SOLSTICE  
PROPOSED 15FT REAR  
ADDITION

Dec 21, 09:00 AM:



Dec 21, 12:00 PM:



Dec 21, 03:00 PM:



KEY

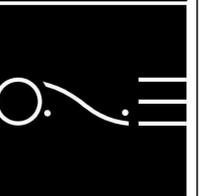


ADDITIONAL SHADOW  
CAST ON NEIGHBORS  
REAR YARD



SHADOW CAST ON  
NEIGHBORS SOLAR  
PANELS

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REVISION #  
SCALE AS INDICATED  
ISSUE DATE MAY 2025

SHADOW  
STUDY -  
WINTER  
SOLSTICE