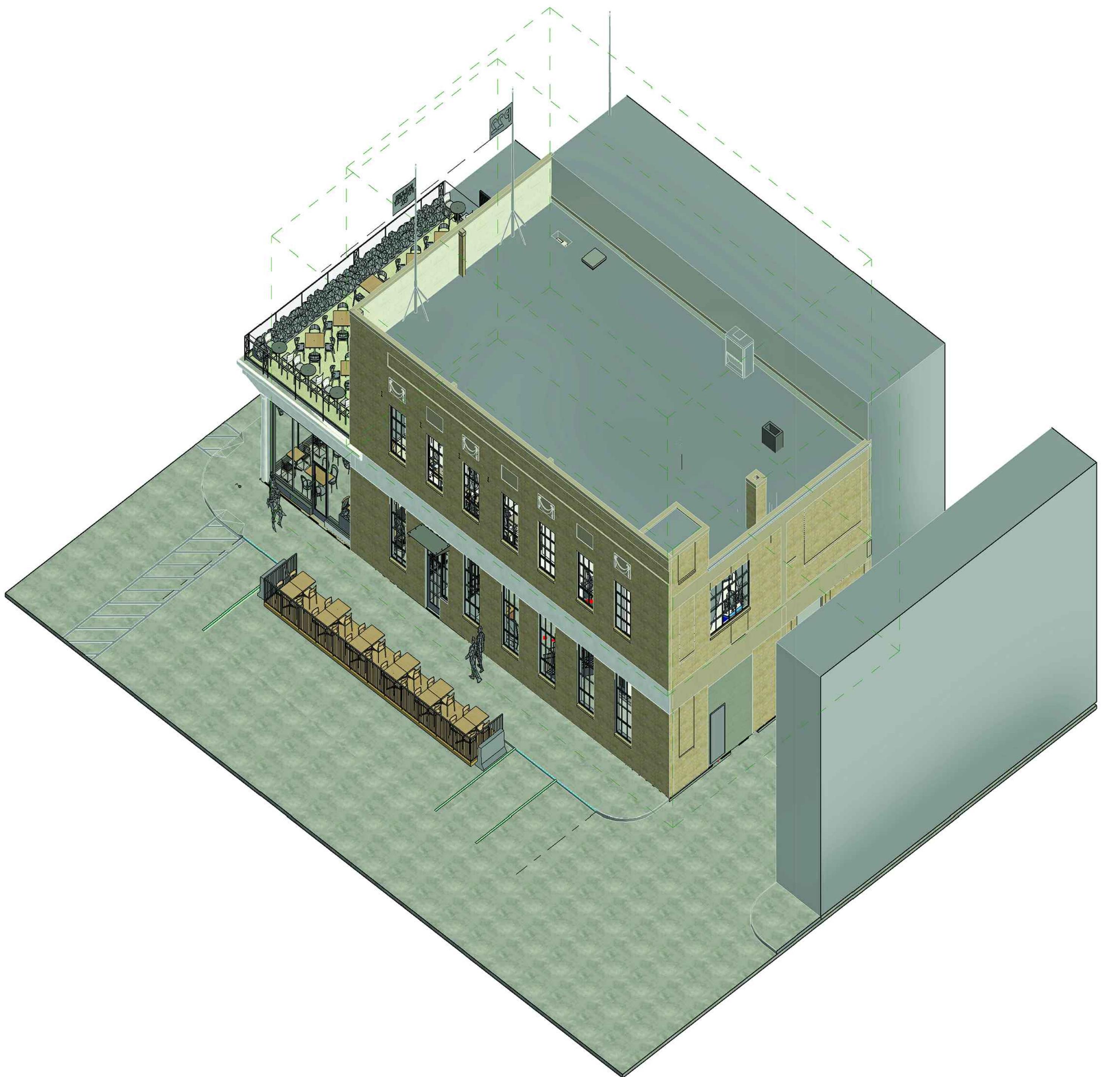


# 400 MORSE F&B, LLC

400 MORSE STREET NE  
WASHINGTON, DC 20002

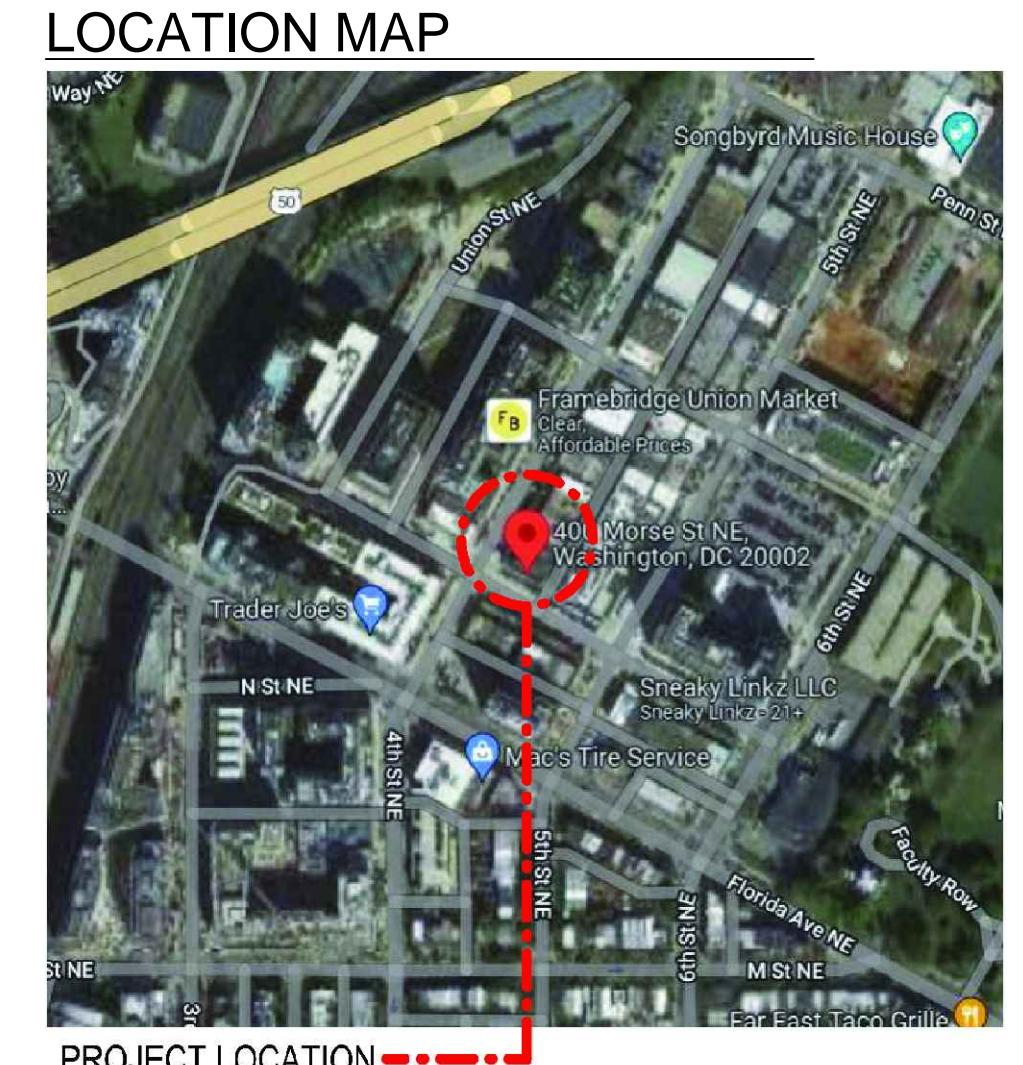
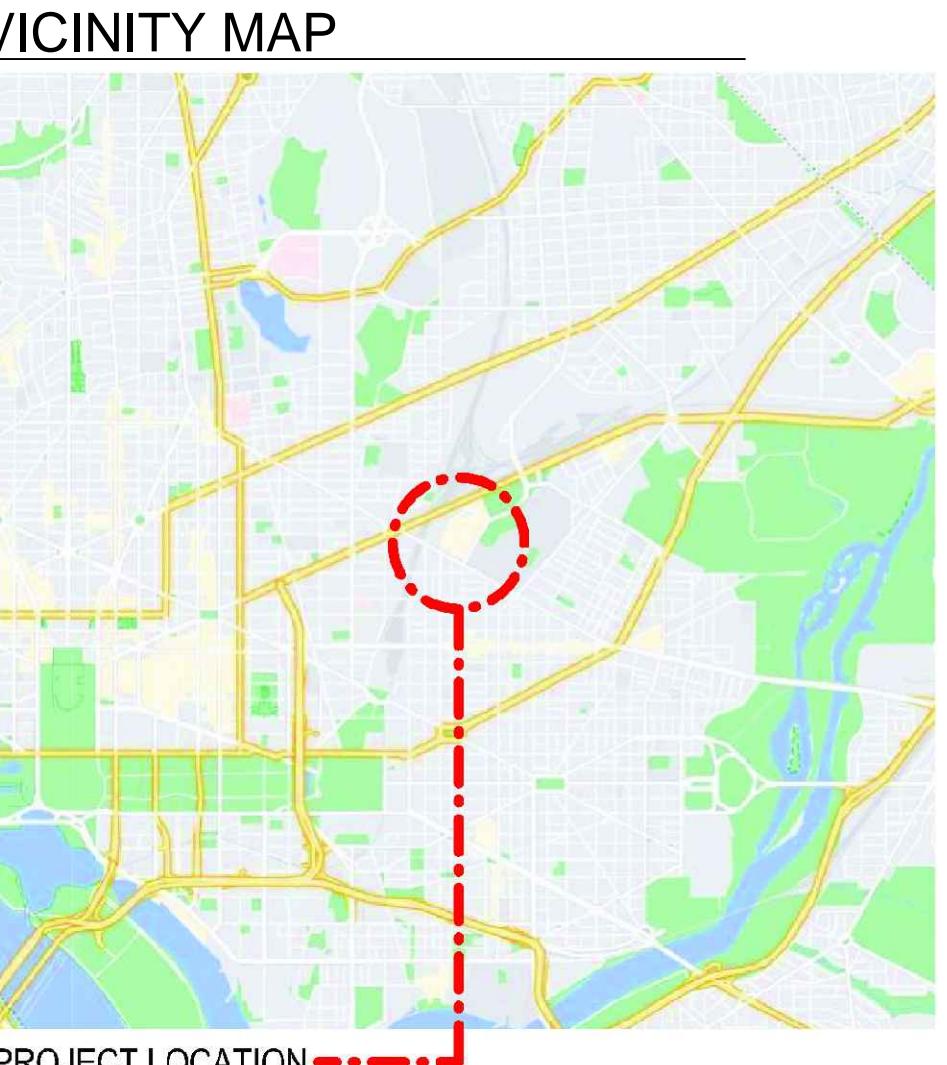


# BUILDING DATA

**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



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**SHEET INDEX**



# 400 MORSE F&B, LLC

400 MORSE STREET NE  
WASHINGTON, DC 20002

# COVER SHEET & BUILDING/ZONING DATA

01  
NUMBER  
Board of Zoning Adjustment  
District of Columbia  
SHEET NO. 1  
CASE NO. 123456789  
EXHIBIT NO. 2

*DC*

ARCHITECT  
Bruce Carlson AIA, Inc.  
5851 SW 51st Street  
Miami, FL 33155  
Bruce Carlson  
p: 305.772.0691  
INTERIOR DESIGN  
POWELL  
Architecture . Interiors . Construction.  
2013 Belmont Avenue, Suite 200  
Nashville, TN 37204  
Katie Vance - katie@powellnashville.com  
p: 443.871.8177  
STRUCTURAL ENGINEER

MEP-Fire ENGINEER

KITCHEN CONSULTANT  
NS3  
313 West Street  
Annapolis, MD 21401  
Linda Callahan - lcallahan@nextstepdesign.com  
p: 443.871.8177

LIGHTING CONSULTANT  
Within Light Studio  
www.within-light.com  
Los Angeles, CA  
Wes Burdett - wes@within-light.com  
p: 307.346.0000

AV, C & LOW VOLTAGE CONSULTANT  
Deployed Tech  
14150 Chapparal Lane  
Roanoke, TX 76262  
Darin Hubbard - dhubbard@deployedtech.com  
p: 917.262.9800

PERMIT CONSULTANT

OWNER  
400 MORSE F&B, LLC  
1021 N Union Street, Suite 110  
Alexandria, VA 22314  
Ryan Jabs - rjabs@enfivehospitality.com  
p: 917.231.9623

LEGAL CONSULTANT  
Goulston & Storrs PC  
1999 K Street, NW, Suite 500  
Washington, D.C. 20006  
Jeffrey Utz - jutz@goulstonstors.com  
p: 202.721.1132

CONTRACTOR

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REV. DATE | ISSUE TITLE  
BZA 01/24/2025 SUBMITTAL

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400 MORSE  
F&B, LLC

400 MORSE STREET NE  
WASHINGTON, DC 20002

BUILDING PLAT

SR-25-01508(2024) SHS 1 & 2

01/24/2025

MIA241001

PROJECT NUMBER

SD1.2

**DISTRICT OF COLUMBIA GOVERNMENT**  
**OFFICE OF THE SURVEYOR**

Washington, D.C., December 23, 2024

Plat for Building Permit of :

**SQUARE 3589 LOT 29**

Scale: 1 inch = 20 feet

Recorded in Book 92 Page 135

Receipt No. 25-01508

Drawn by: A.S.

Furnished to: DIANA HERNDON

I hereby certify that the dimensions and configuration of the lot(s) herein depicted are consistent with the records of the Office of the Surveyor unless otherwise noted, but may not reflect actual field measurements. The dimensions and configuration of A&T lots are provided by the Office of Tax and Revenue and may not necessarily agree with the deed description(s).  
*Signature*

For Surveyor, D.C.

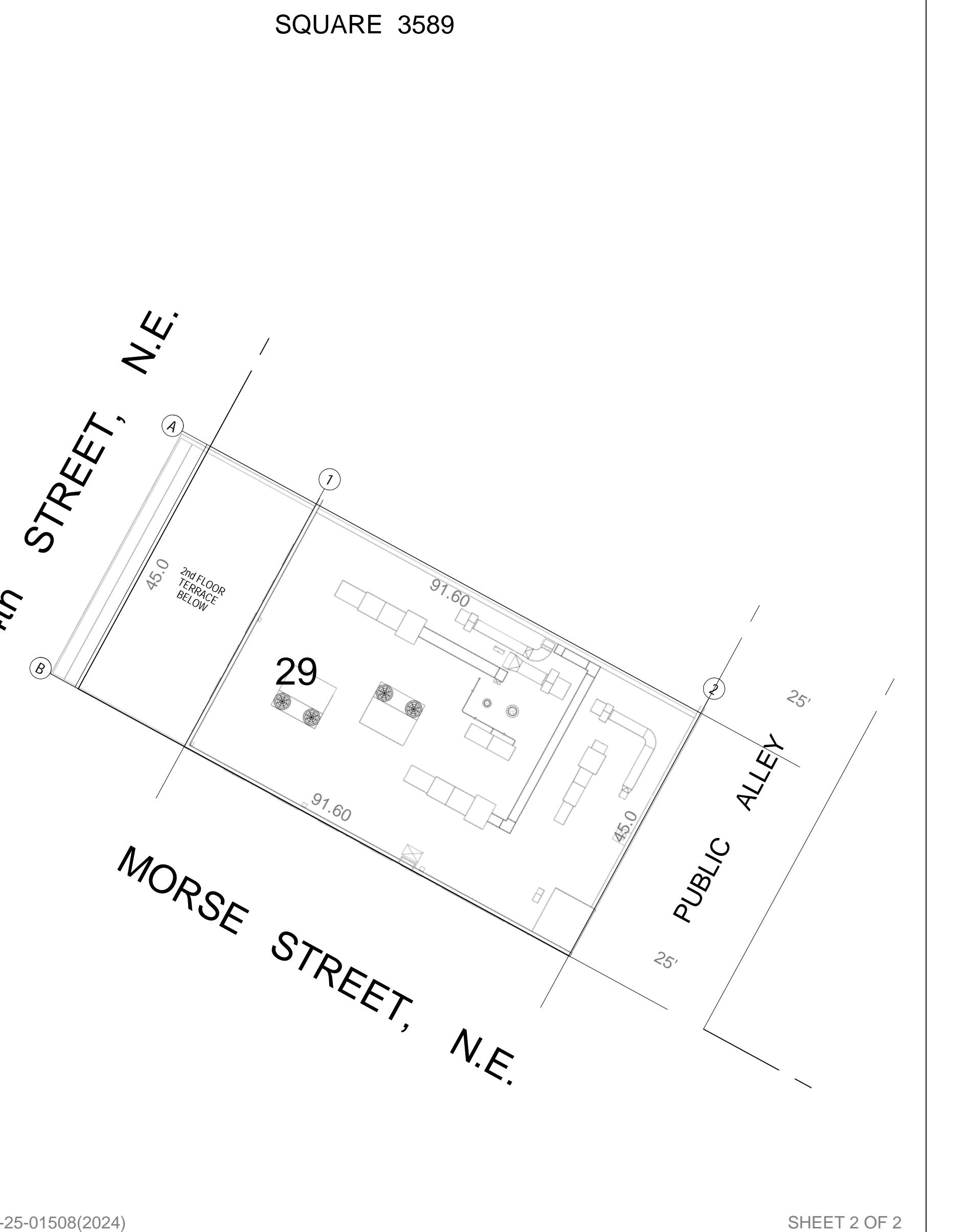
**SQUARE 3589**

SR-25-01508(2024)

0 10 30 60 100

SCALE: 1:20

SHEET 1 OF 2







3 4th STREET AND MORSE  
STREET CORNER VIEW NO SCALE



2 MORSE STREET AND 4th  
STREET CORNER VIEW NO SCALE



1 MORSE STREET VIEW NO SCALE

**DC**

ARCHITECT  
Bruce Carlson AIA, Inc.  
5851 SW 51st Street  
Miami, FL 33155  
Bruce Carlson  
p: 305.772.0691

INTERIOR DESIGN  
POWELL

Architecture . Interiors . Construction  
2013 12th Avenue, Suite 200  
Nashville, TN 37204  
Katie Vance - katie@powellnashville.com  
p: 443.871.8177

STRUCTURAL ENGINEER  
.....

MEP-Fire ENGINEER  
.....

KITCHEN CONSULTANT  
NS3  
313 West Street  
Annapolis, MD 21401  
Linda Callahan - lcallahan@nextstepdesign.com  
p: 443.871.8177

LIGHTING CONSULTANT  
Within Light Studio  
www.within-light.com  
Los Angeles, CA  
Wes Burdett - wes@within-light.com  
p: 307.346.0000

AV, TV & LOW VOLTAGE CONSULTANT  
Deployed Tech  
14150 Chaparral Lane  
Roanoke, TX 76262  
Darin Hubbard - dhubbard@deployedtech.com  
p: 917.262.9800

PERMIT CONSULTANT  
.....

OWNER  
400 MORSE F&B, LLC  
201 N Union Street, Suite 110  
Alexandria, VA 22314  
Ryan Jabs - rjabs@enfivehospitality.com  
p: 917.231.9623

LEGAL CONSULTANT  
Goulston & Storrs PC  
1999 K Street, N.W., Suite 500  
Washington, D.C. 20006  
Jeffrey Utz - jutz@goulstonstors.com  
p: 202.721.1132

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SEAL

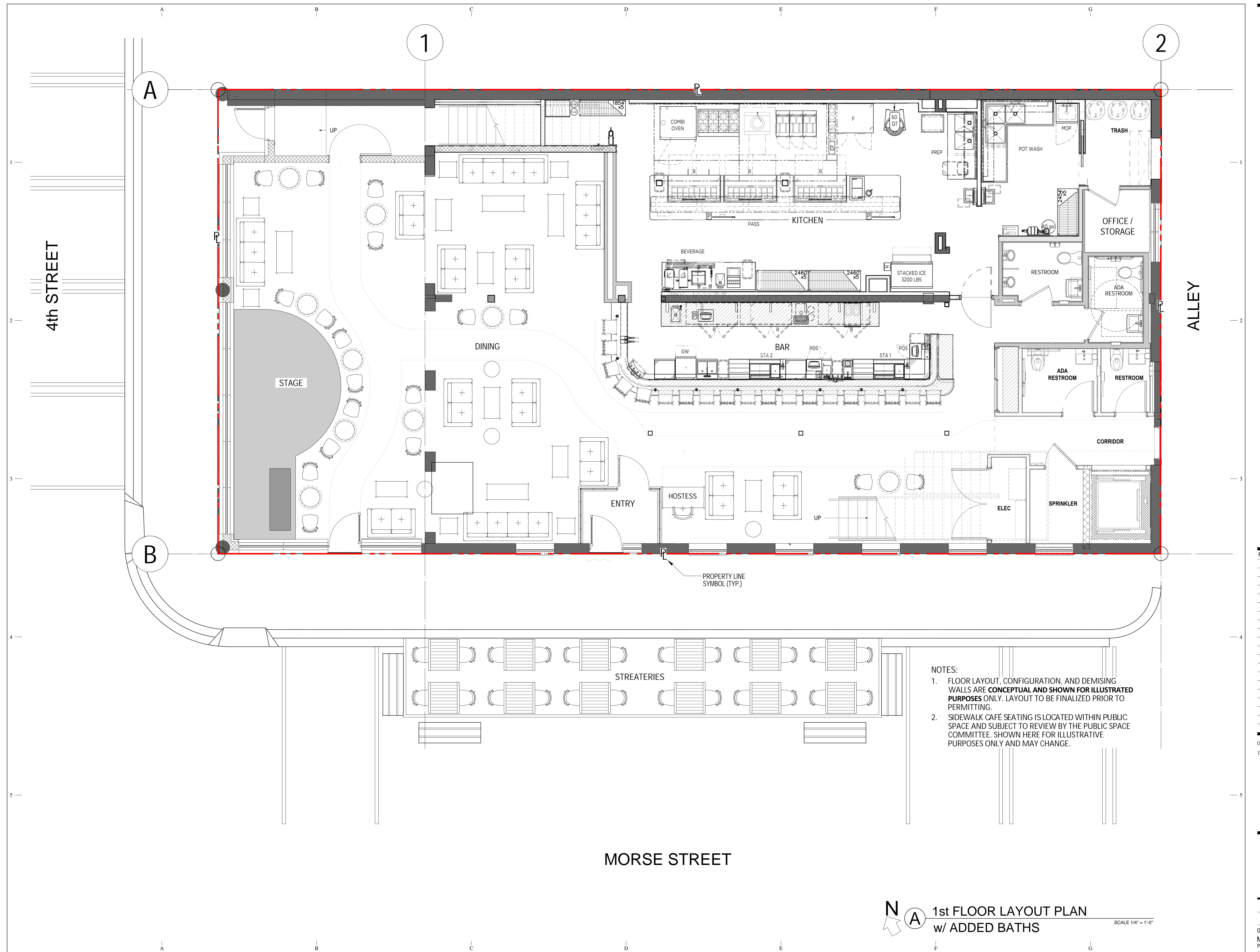


BRUCE CARLSON  
ARB 40000762

400 MORSE  
F&B, LLC  
400 MORSE STREET NE  
WASHINGTON, DC 20002

SURROUNDING  
PHOTOS  
01/24/2025  
MIA24101  
PROJECT NUMBER

SD1.4  
SHEET NUMBER



**DC**

ARCHITECT  
Bruce Carlson AIA, Inc.  
5851 SW 51st Street  
Miami, FL 33155  
Bruce Carlson  
p: 305.772.0691

INTERIOR DESIGN  
POWELL

Architecture . Interiors . Construction.  
2013 1/2 South Avenue, Suite 200  
Nashville, TN 37204  
Katie Vance - katie@powellnashville.com  
p: 443.871.8177

STRUCTURAL ENGINEER

MEP/FE FIRE ENGINEER  
Allen Shariff, PE, LEED AP  
7061 Deepage Dr., Ste 200  
Columbia, MD 21045  
James Hunt, CPD - jhunt@allenShariff.com  
p: 443.545.1116

KITCHEN CONSULTANT

NSD  
313 West Street  
Annapolis, MD 21401  
Linda Callahan - lcallahan@nextstepdesign.com  
p: 443.871.8171

LIGHTING CONSULTANT  
Within Light Studio  
www.within-light.com  
Los Angeles, CA  
Wes Burdett - wes@within-light.com  
p: 307.346.1000

AV, IT & LOW VOLTAGE CONSULTANT

PERMIT CONSULTANT  
McKeever Services Corporation  
11166 Fairfax Boulevard, Suite 205  
Fairfax, VA 22030

COST MANAGEMENT  
RUSSO QUANTITY SURVEYORS  
4 Bik Lane  
Fitzroy North, Melbourne 3068  
Brendan Russo  
p: 011 61 03 0466 800 815

OWNER  
400 MORSE F&B, LLC  
201 N Union Street, Suite 110  
Alexandria, VA 22314  
Ryan M. Carlson - ryan@tenfivehospitality.com  
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LEGAL CONSULTANT  
Goulston & Storrs PC  
1999 K Street, NW, Suite 500  
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Jeffrey L. Storrs - jstorrs@goulstonstors.com  
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**400 MORSE  
F&B, LLC**

400 MORSE STREET NE  
WASHINGTON, DC 20002

1st FLOOR  
LAYOUT PLAN

SD2.1



