

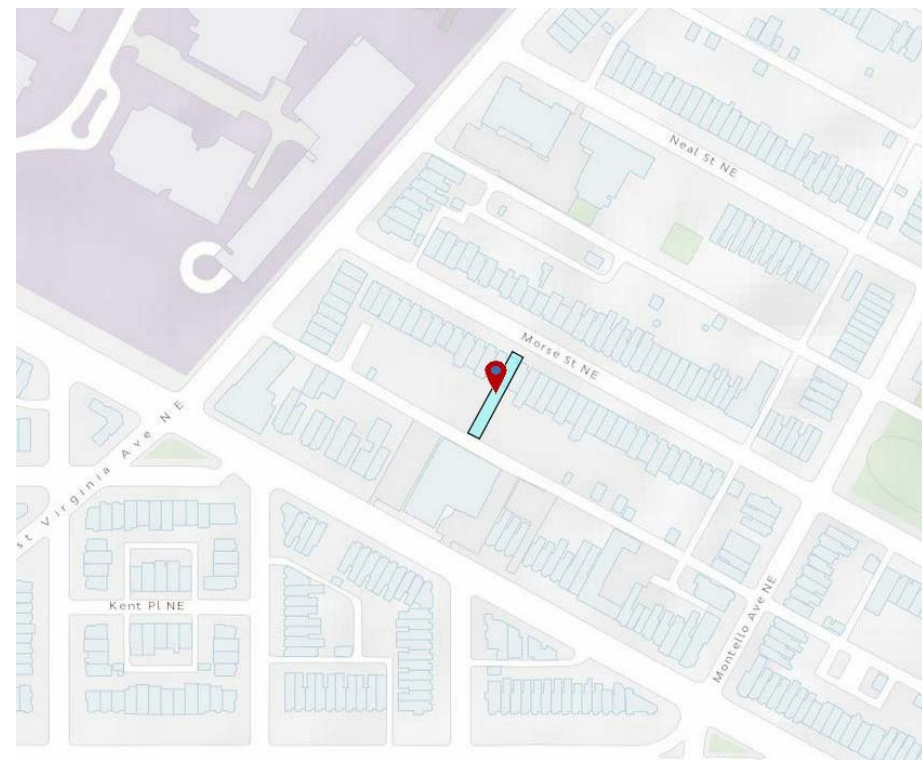
**DRAWING INDEX**

COV	COVER
COV2	EXISTING PHOTOS
AD0011	EXISTING FLOOR PLANS
AD0012	EXISTING FLOOR PLANS
AD0021	EXISTING ELEVATIONS
A0010	PROP. SITE PLAN
A0011	PROP. FLOOR PLANS
A0012	PROP. FLOOR PLANS
A0020	PROP. AXONS
A0021	PROP. ELEVATIONS
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A0023	SUN STUDIES
A0024	SUN STUDIES

**SCOPE OF WORK**

RENOVATE EXISTING SINGLE FAMILY ROW HOME INTO 3 UNIT RESIDENTIAL BUILDING. INCLUDES 3RD STORY AND REAR ADDITION. NEW ELECTRICAL, MECHANICAL, PLUMBING AND FINISHES THROUGHOUT. TWO PARKING SPACES PROVIDED ALONG PUBLIC ALLEY.

**VACINITY MAP**



**CODE ANALYSIS/DESIGN CRITERIA**

ADDRESS: 1135 MORSE STREET NE  
 SQUARE/LOT: 4070/0145  
 ZONE: RF-1

EXISTING USE: SINGLE FAMILY  
 PROPOSED USE: R2 (3 UNITS WITH BZA)  
 CONSTRUCTION TYPE: VB

TOTAL LOT AREA: 2,798 SF  
 TOTAL LOT WIDTH: 19'-3"  
 EXISTING HEIGHT: 30'-0" (2 STORIES + CELLAR)  
 PROPOSED HEIGHT: 34'-6" (3 STORIES + CELLAR)  
 ALLOWABLE LOT OCC: 1678 (60%)  
 EXIST LOT OCC: 742 SF (27%)

PROPOSED LOT OCC: 1558 SF (56%)

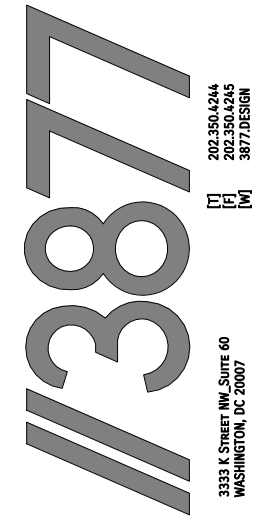
ALLOWABLE REAR YARD: 20'-0"  
 EXIST REAR YARD: 92'-6"  
 PROPOSED REAR YARD: 52'-7"

EXISTING PARKING: 2  
 PROPOSED PARKING: 2  
 FRONT YARD: N/A NO CHANGE  
 EXIST DWELLING UNITS: 1  
 PROP DWELLING UNITS: 3

EXIST SOUND TRANS: N/A  
 PROP SOUND TRANS: STC50 IIC50 BETWEEN UNITS  
 EXIST AUTO SPRINKLERS: N/A  
 PROP AUTO SPRINKLERS: YES  
 EXIST FIRE ALARM: N/A  
 PROP FIRE ALARM: YES, HARDWIRED AND INTERCONNECTED W/ BATT BACKUP

DC CONSTRUCTION CODES: TITLE 12 DCMR, DC CONSTRUCTION CODE SUPPLEMENT (2013)  
 BUILDING CODE: 2012 INTERNATIONAL BUILDING CODE (IBC)  
 ELECTRICAL CODE: 2011 NATIONAL ELECTRICAL CODE (NFPA)  
 MECHANICAL CODE: 2012 INTERNATIONAL MECHANICAL CODE (IMC)  
 PLUMBING: 2012 INTERNATIONAL PLUMBING CODE (IPC).  
 FIRE CODE: 2012 INTERNATIONAL FIRE CODE (IFC)  
 ENERGY CONSERVATION: 2012 INTERNATIONAL ENERGY CONSERVATION CODE (ECC)  
 GREEN CONSTRUCTION: 2012 ICC GREEN CONSTRUCTION CODE

FIRE RATINGS:  
 PARTY WALLS: 2 HR (UL U301 ABOVE GRDAE / UL U905 BELOW)  
 STAIR ENCLOSURES: 1 HR (UL U311)  
 FLOOR/CEILING: 1 HR (UL U570)  
 FLOOR/ROOF: 1 HR (UL L570)  
 TENANT SEP. WALLS: 1 HR (UL U311)



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**RESIDENCE1135  
 1135 MORSE ST NE  
 WASHINGTON, DC 20002**

SHEET TITLE:	
COVER	
DATE	01/15/18
SCALE	
JOB NO.	2017.103



1135 MORSE ST. NE FRONT FACADE



1135 MORSE ST. NE REAR FACADE

**//3877**

202.350.4244  
202.350.4245  
3877.DESIGN

[T] [F] [W]

3333 K STREET NW, SUITE 60  
WASHINGTON, DC 20007

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SHEET TITLE:

PHOTOS

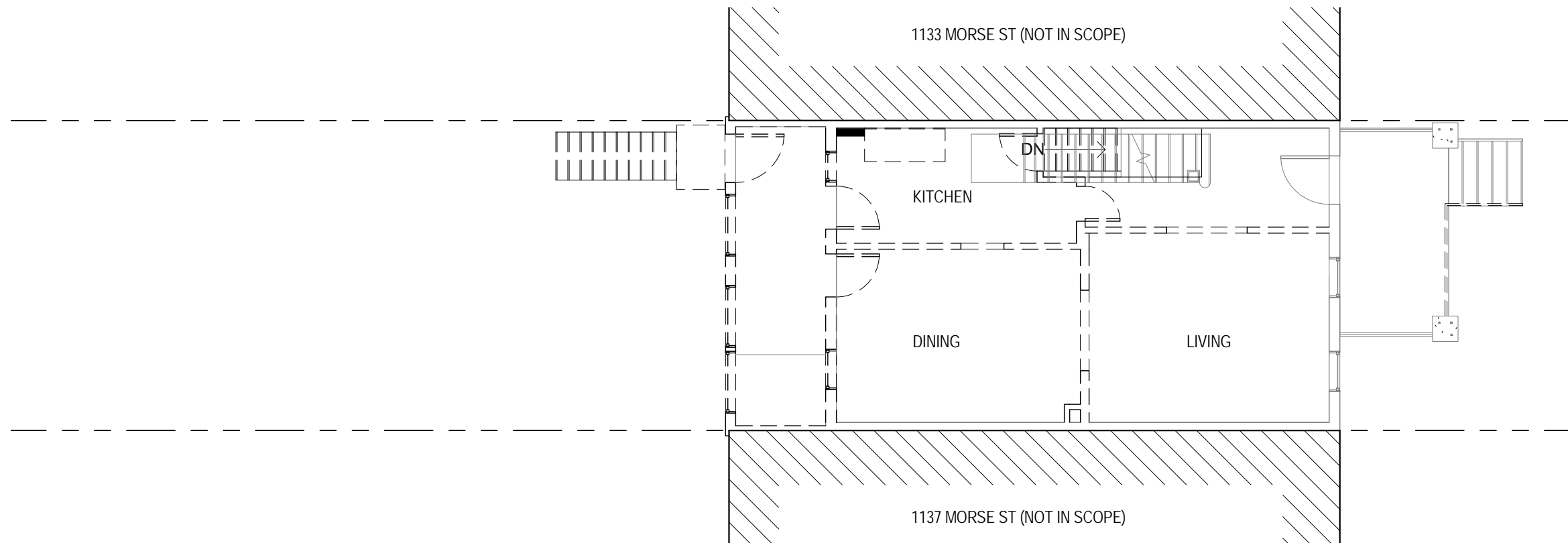
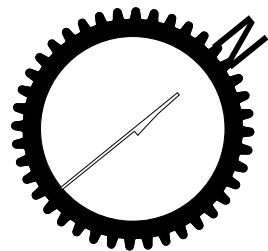
DATE  
01/15/18

SCALE

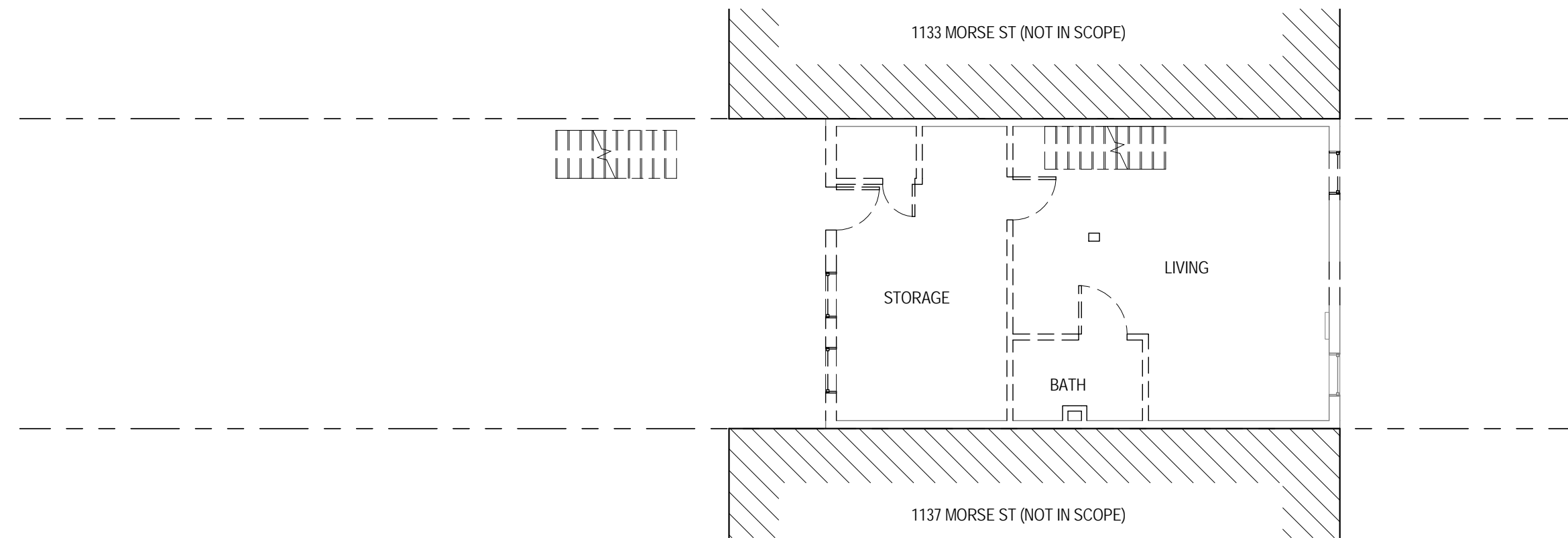
JOB NO.  
2017.103

DRAWING NO.

COV2



2 EXISTING PLAN - LEVEL 1  
AD0011 1/8" = 1'-0"



1 EXISTING PLAN - BASEMENT  
AD0011 1/8" = 1'-0"

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SHEET TITLE:

EXIST  
FLOOR  
PLANS

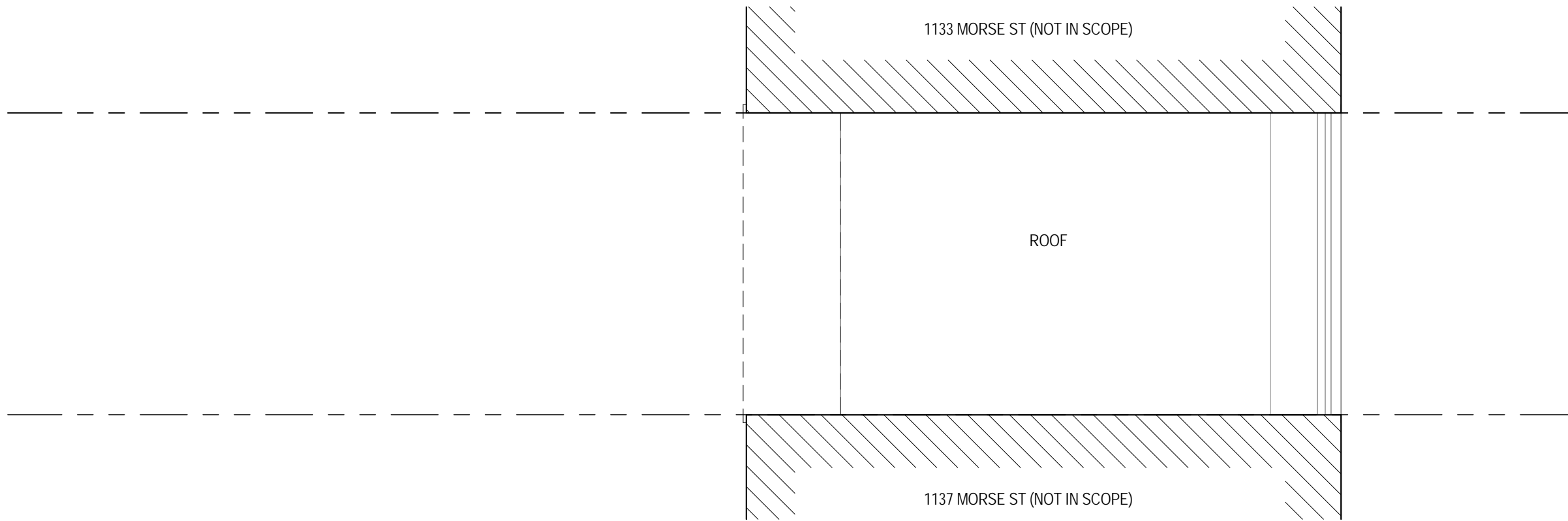
DATE  
04/14/16

SCALE  
1/8" = 1'-0"

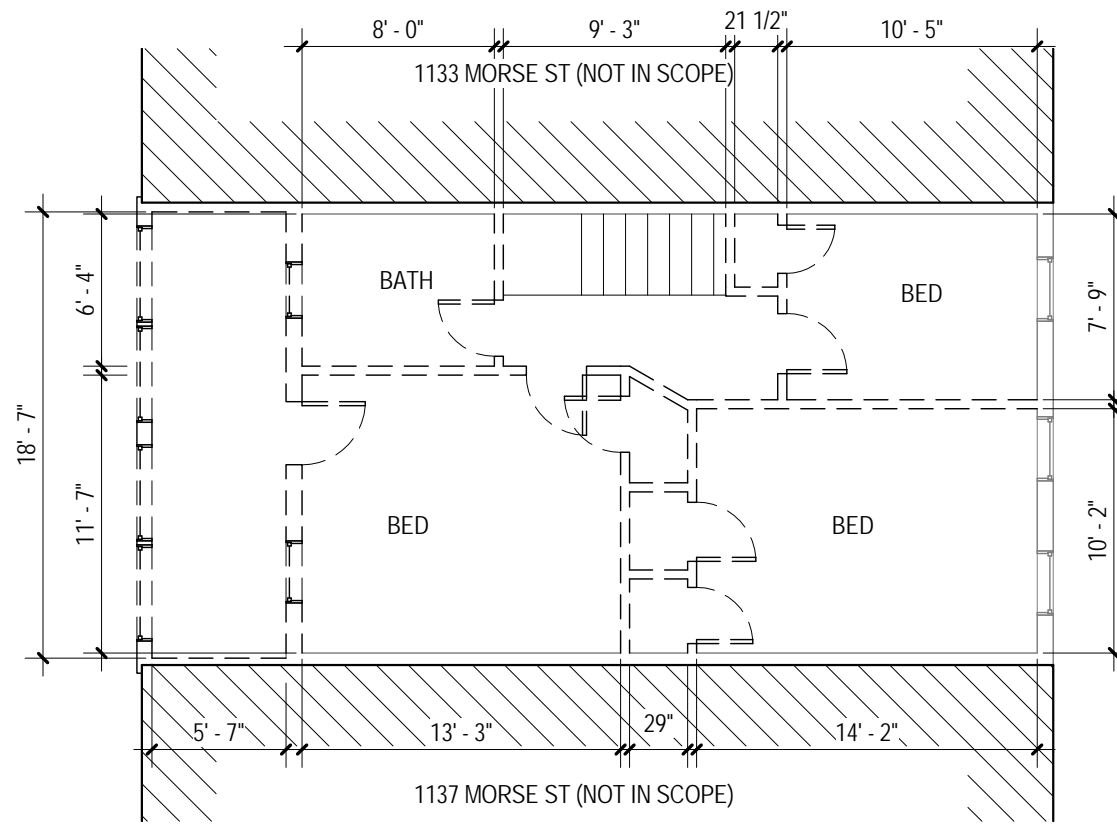
JOB NO.  
2017.103

DRAWING NO.

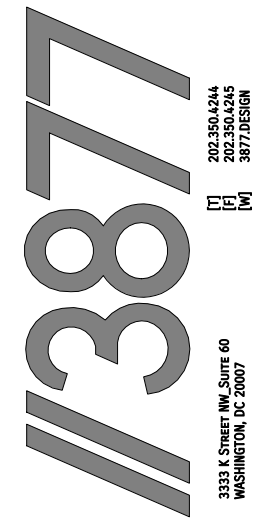
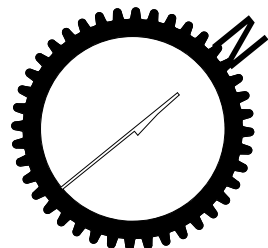
AD0011



**2** DEMOLITION PLAN - ROOF  
 AD0012 1/8" = 1'-0"



**1** DEMOLITION PLAN - LEVEL 2  
 AD0012 1/8" = 1'-0"



202.350.4244  
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**WASHINGTON, DC 20002**

SHEET TITLE:

**EXIST FLOOR PLANS**

DATE 01/15/18

SCALE 1/8" = 1'-0"

JOB NO. 2017.103

DRAWING NO.

**AD0012**

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WASHINGTON, DC 20002

SHEET TITLE:

EXIST ELEV

DATE 01/15/18

SCALE 1/8" = 1'-0"

JOB NO. 2017.103

DRAWING NO.

AD0021

EXISTING ASPHALT ROOF TO BE REMOVED UP TO MANSARD TO REMAIN.

REMOVE WALL, WINDOWS AND EXISTING T111 WOOD SIDING

REMOVE STAIR

EXISTING ROOF TO REMAIN

REPLACE EXISTING WINDOWS

ROOF 19' - 0"

LEVEL 2 10' - 1 1/2"

LEVEL 1 0' - 0"

GRADE -3' - 3"

BASEMENT -8' - 6"

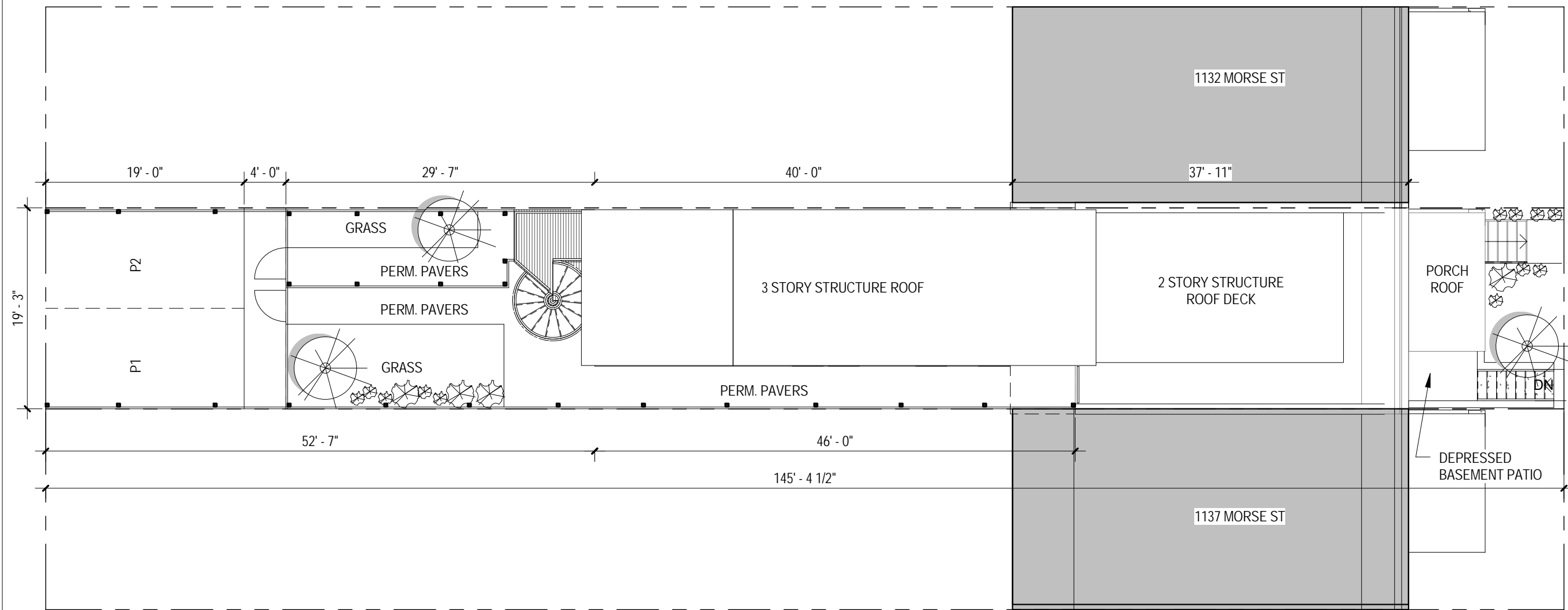
1133 MORSE ST

1137 MORSE ST

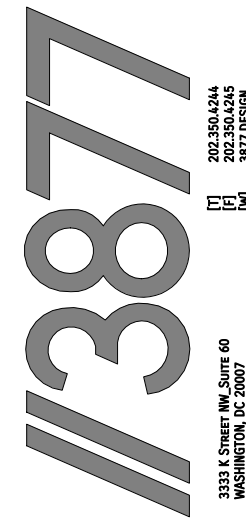
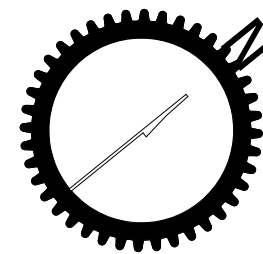
REMOVE EXISTING RAILING

4 EXISTING SOUTH FACADE  
1/8" = 1'-0"

1 EXISTING NORTH FACADE  
AD0021 1/8" = 1'-0"



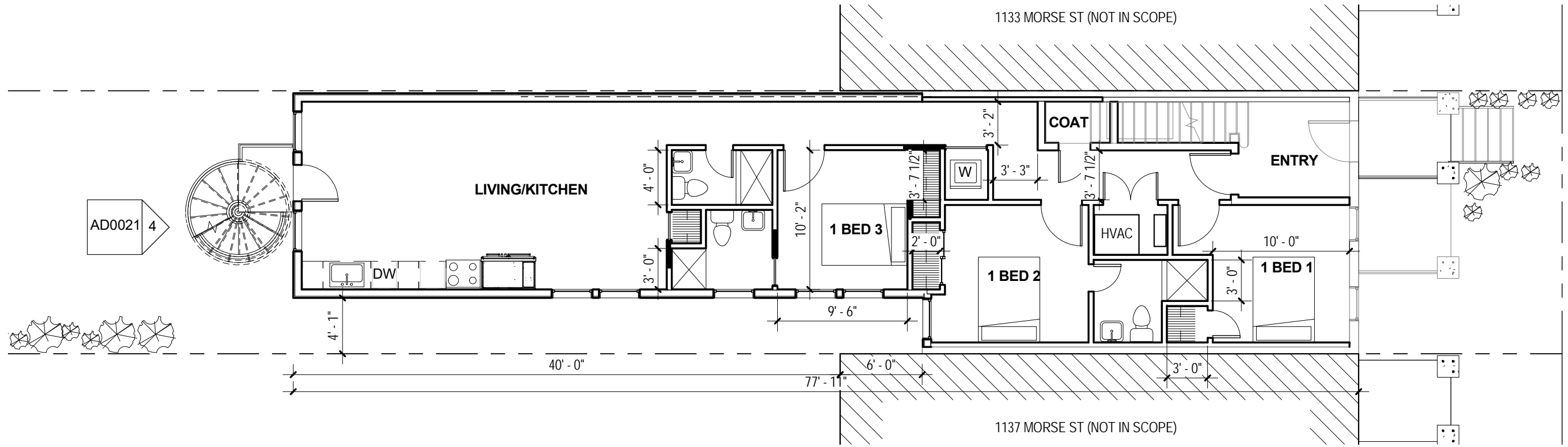
1 PROPOSED SITE PLAN  
 A0010 3/32" = 1'-0"



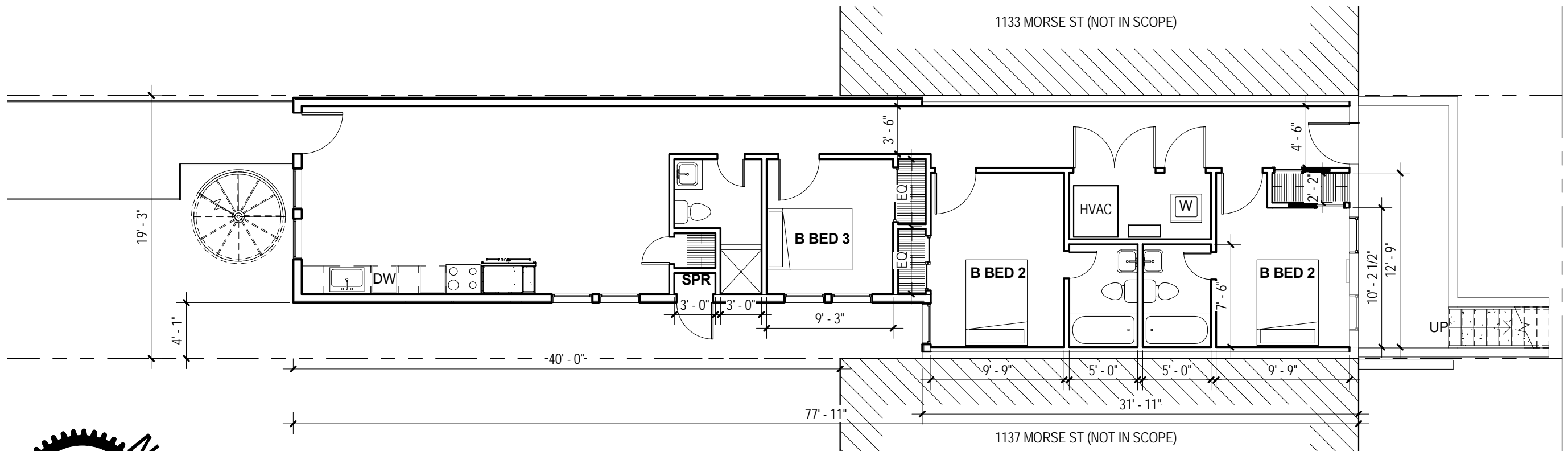
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SHEET TITLE:	
SITE PLAN	
DATE:	09/12/17
SCALE:	3/32" = 1'-0"
JOB NO.:	2017.103
DRAWING NO.:	A0010

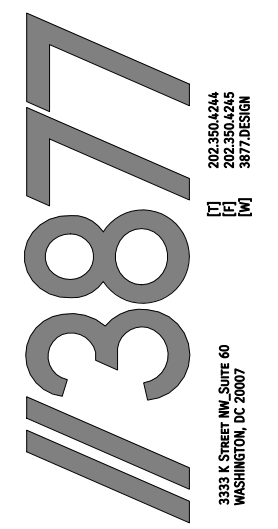
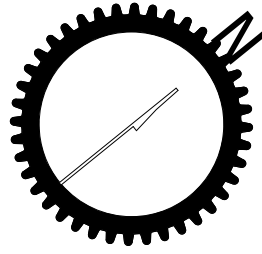


**2 FLOOR PLAN - LEVEL 1**  
A0011 1/8" = 1'-0"



**1 FLOOR PLAN - CELLAR**  
A0011 1/8" = 1'-0"

AD0021 4

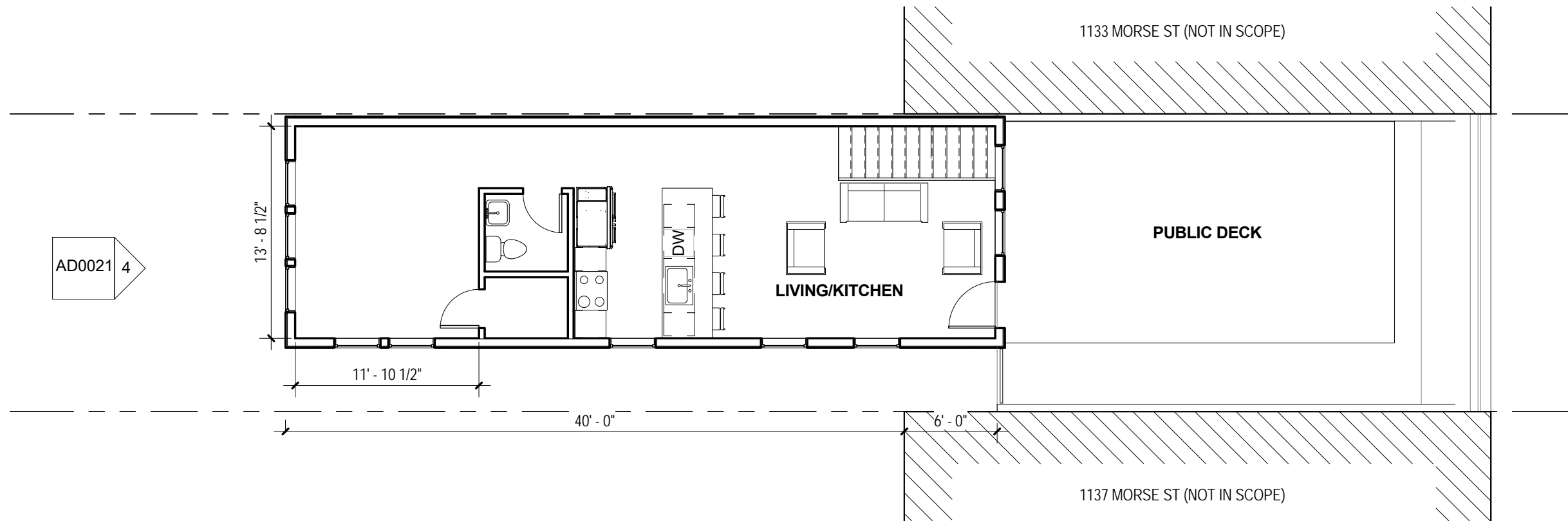


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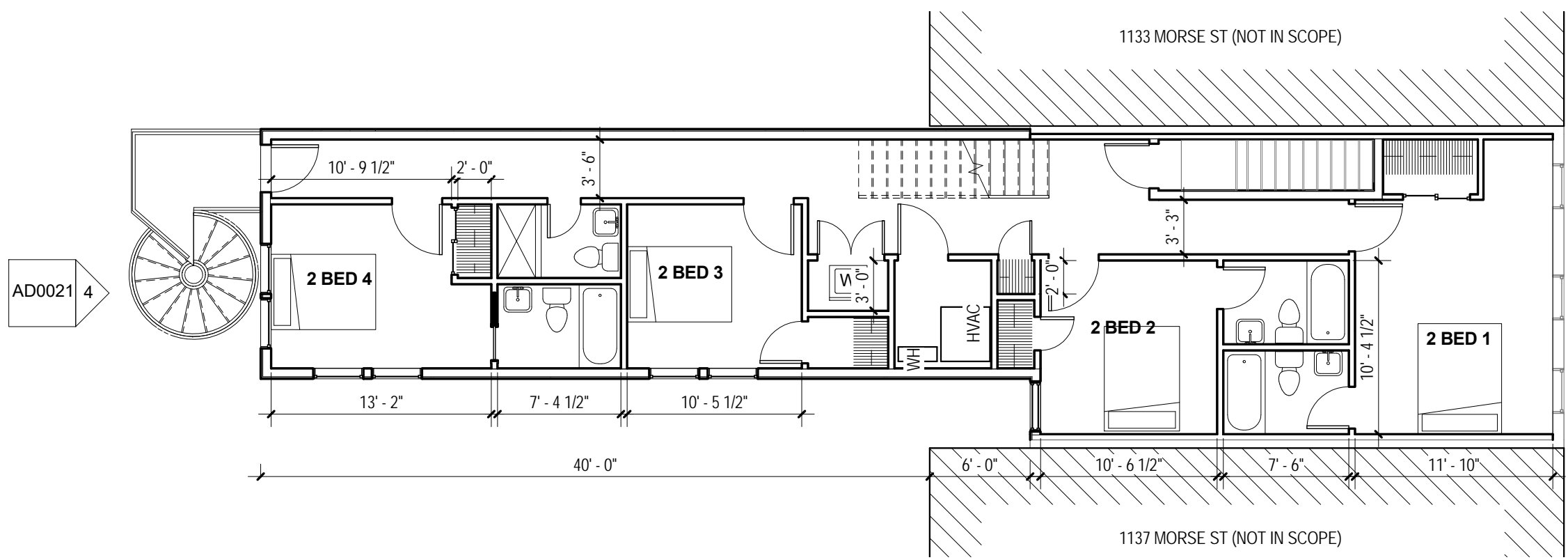
**RESIDENCE1135**  
**1135 MORSE ST NE**  
**WASHINGTON, DC 20002**

SHEET TITLE:	
<b>ARCH FLOOR PLANS</b>	
DATE	09/12/2017
SCALE	1/8" = 1'-0"
JOB NO.	2017.103
DRAWING NO.	<b>A0011</b>

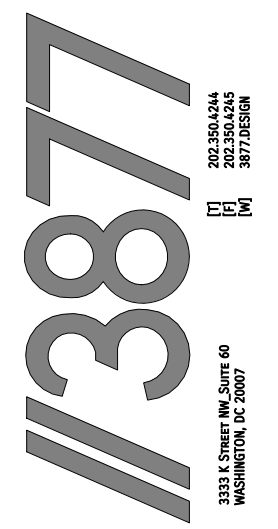
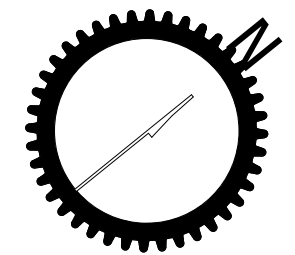




**2 FLOOR PLAN - LEVEL 3**  
A0012 1/8" = 1'-0"



**1 FLOOR PLAN - LEVEL 2**  
A0012 1/8" = 1'-0"

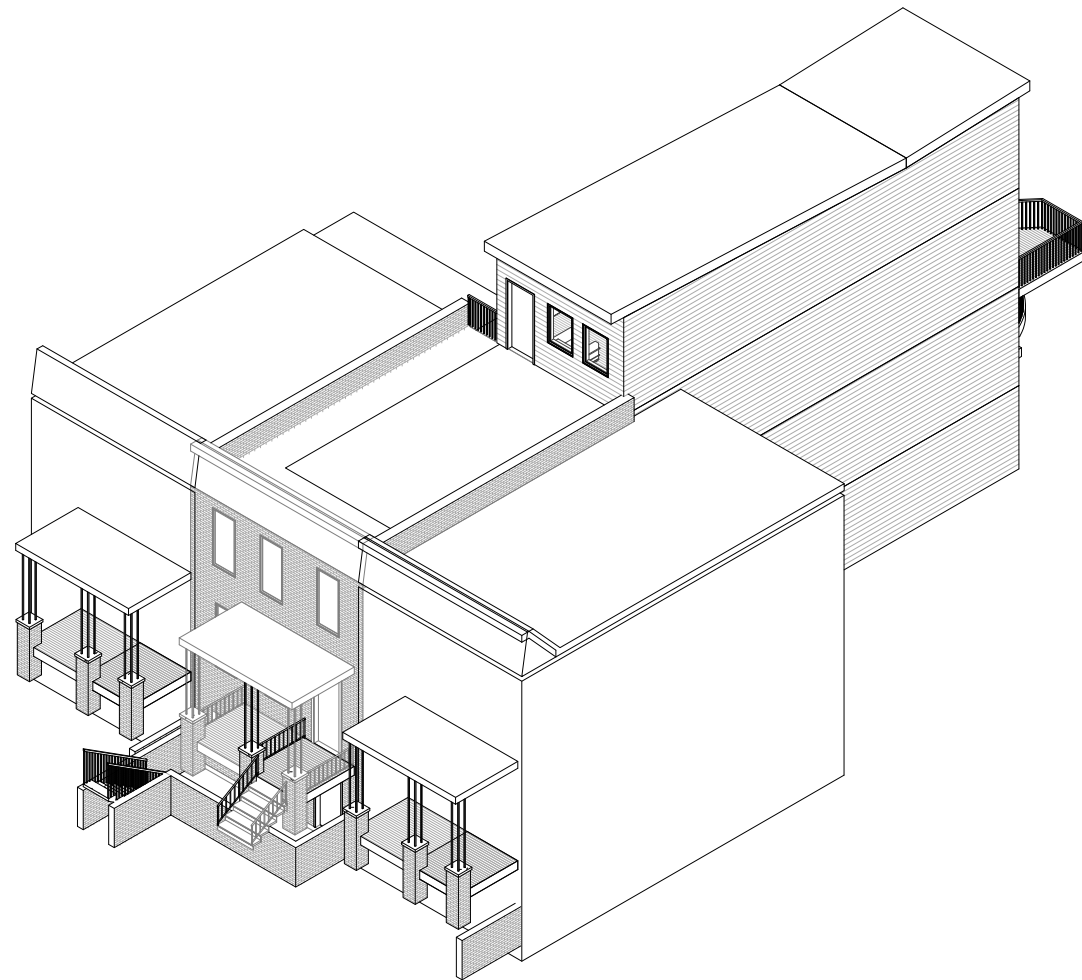


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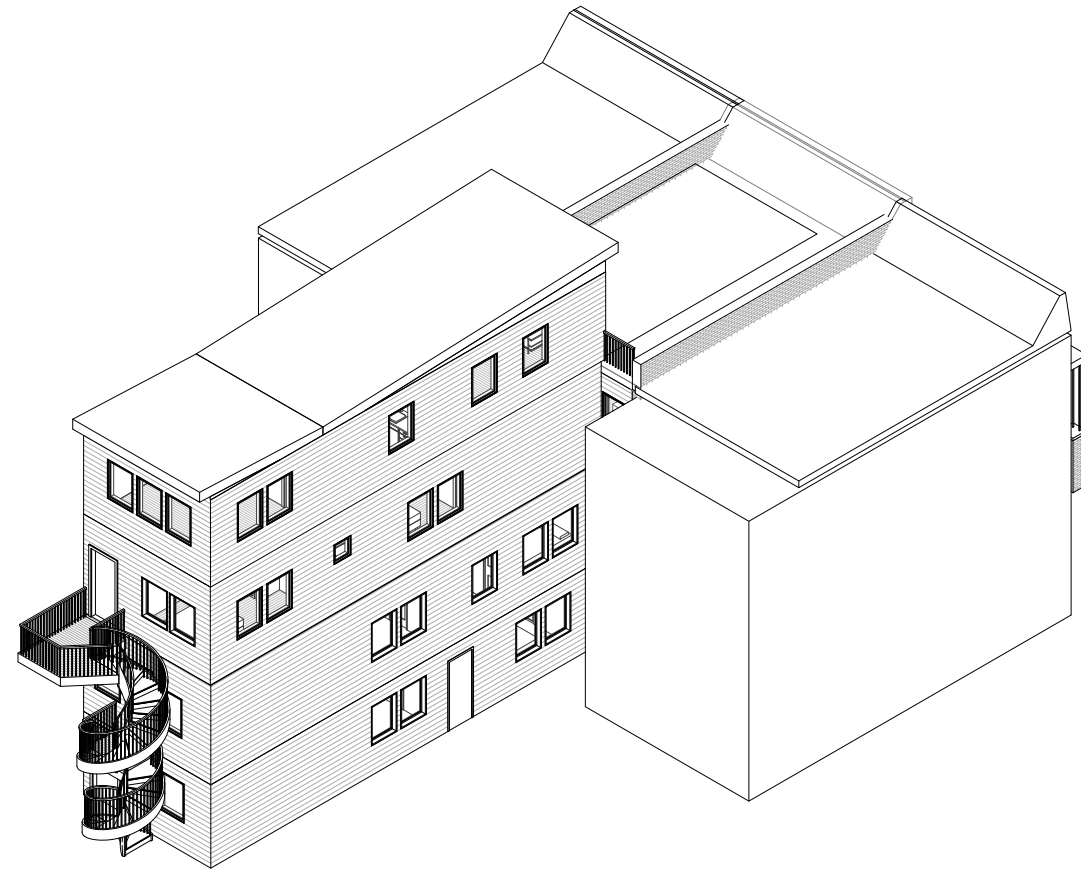
**RESIDENCE1135**  
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**WASHINGTON, DC 20002**

SHEET TITLE:	
<b>ARCH FLOOR PLANS</b>	
DATE	9/12/2017
SCALE	1/8" = 1'-0"
JOB NO.	2017.103
DRAWING NO.	<b>A0012</b>





2 AXON - NORTH EAST CORNER  
A0020



1 AXON - SOUTH EAST CORNER  
A0020

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 1135 MORSE ST NE  
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SHEET TITLE:

AXON  
 VIEWS

DATE  
 09/12/17

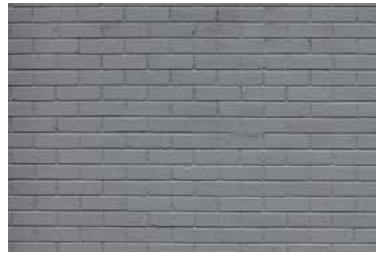
SCALE

JOB NO.  
 2017.103

DRAWING NO.

A0020

**MATERIALS**



PROPOSED BRICK TO BE PAINTED LIGHT GRAY TO COMPLIMENT NEW BLUE SIDING, TYP



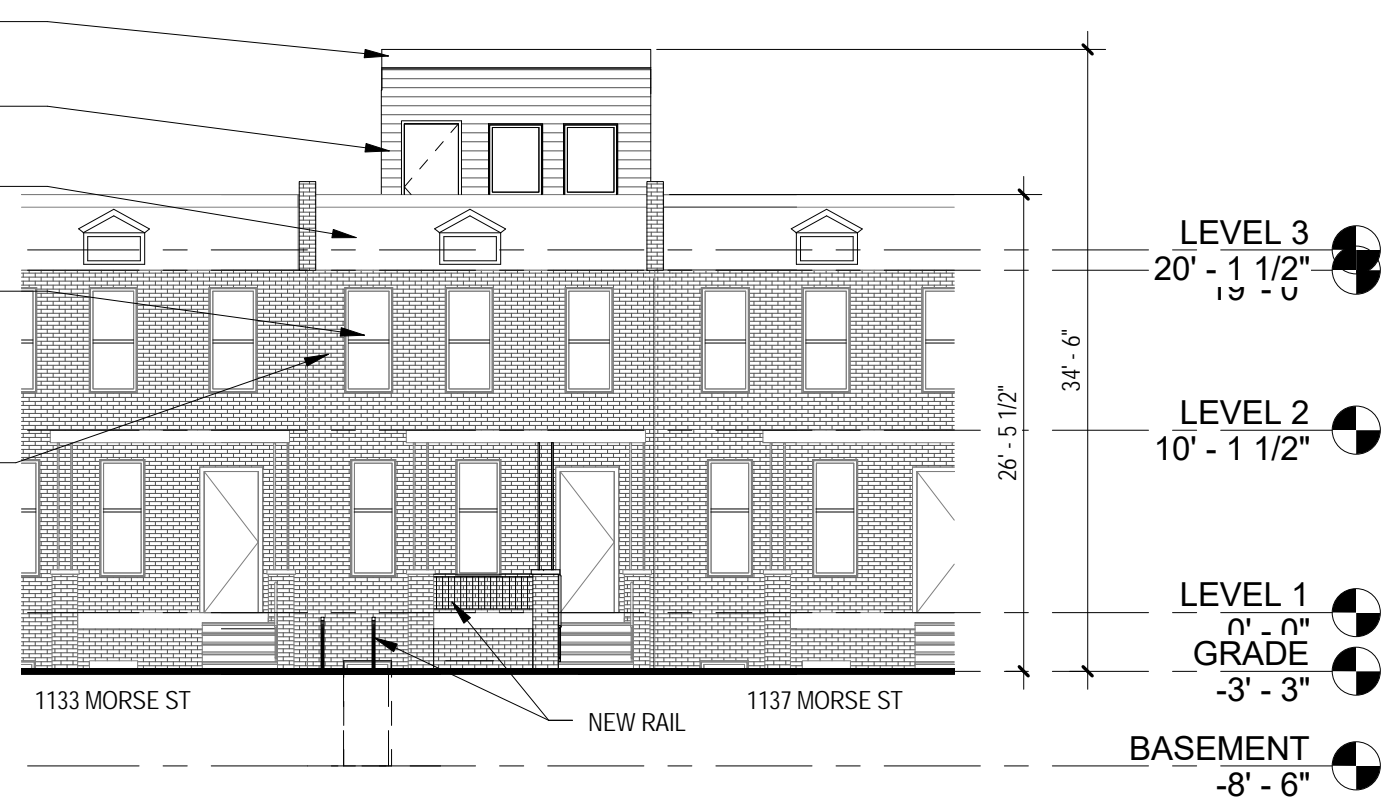
PROPOSED LAP SIDING: "EVENING BLUE" BY JAMES HARDIE, W/ WHITE FIBER CEMENT TRIM AT WINDOWS, TYP

FIBER CEMENT LAP SIDING  
SINGLE PLY ROOFING SYSTEM

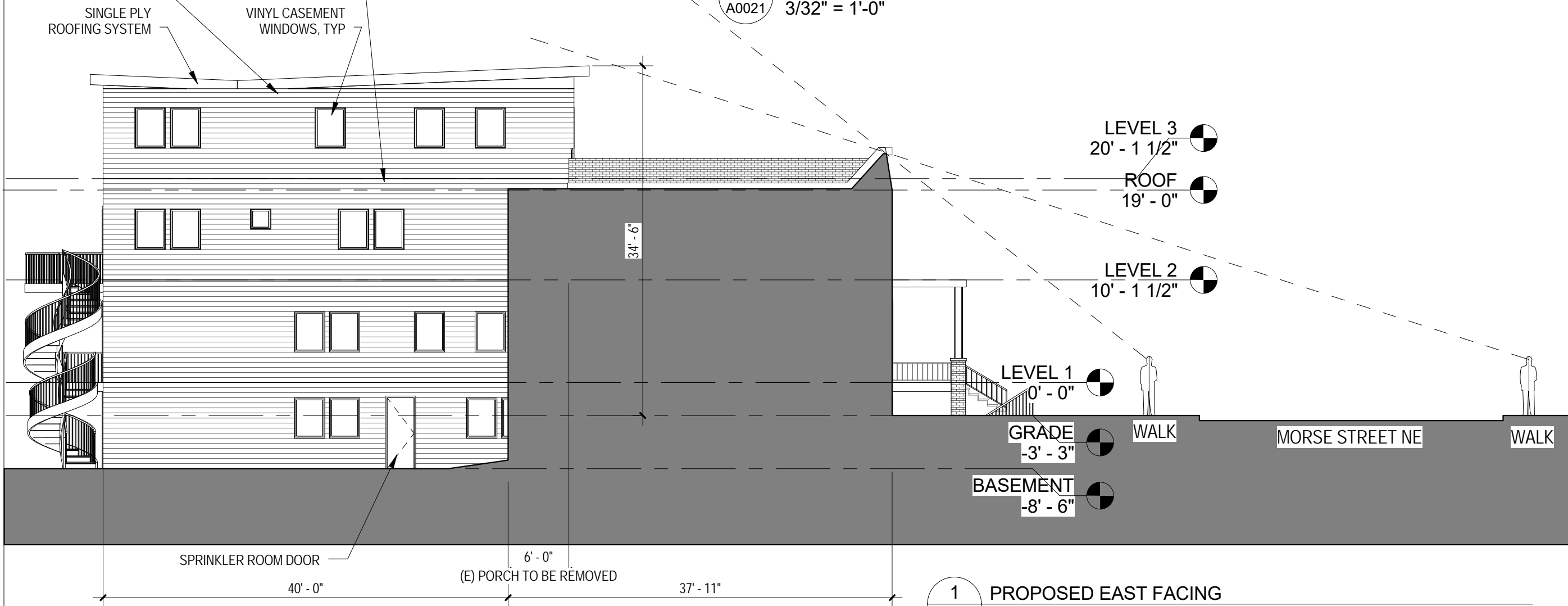
VINYL CASEMENT WINDOWS, TYP

ROOF FASCIA  
FIBER CEMENT LAP SIDING  
EXISTING SHINGLED ROOF TO REMAIN  
REPLACEMENT VINYL DOUBLE HUNG WINDOWS

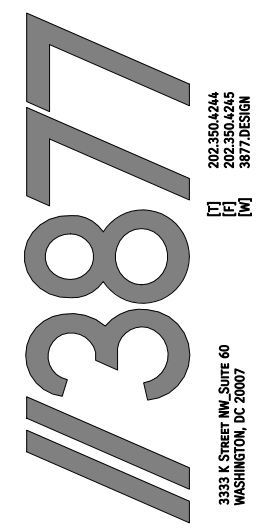
EXISTING BRICK TO REMAIN



**2** PROPOSED NORTH FACING  
A0021 3/32" = 1'-0"



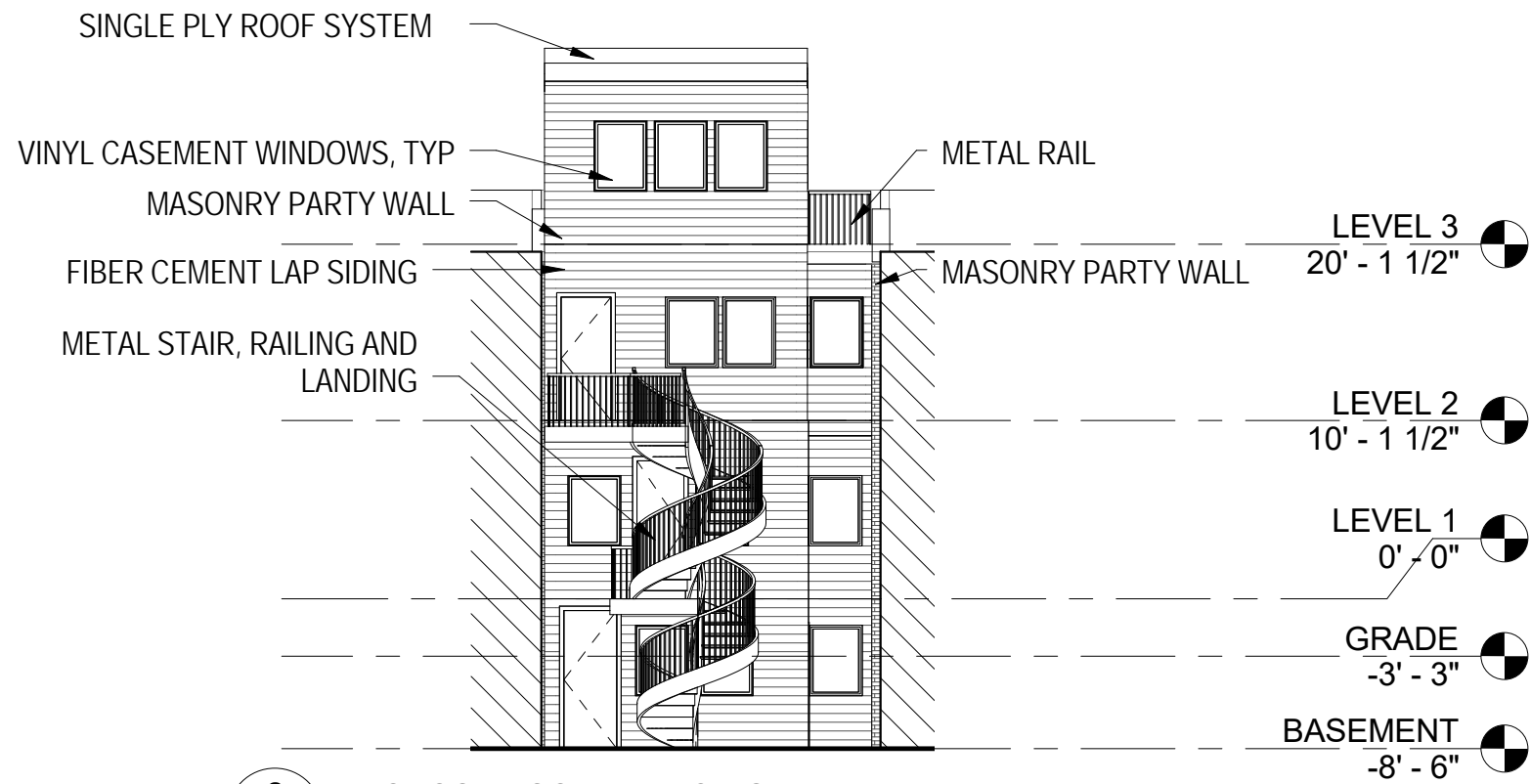
**1** PROPOSED EAST FACING  
A0021 3/32" = 1'-0"



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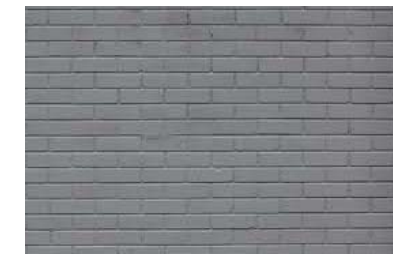
RESIDENCE 1135  
1135 MORSE ST NE  
WASHINGTON, DC 20002

SHEET TITLE:	
EXT. ELEV.	
DATE	09/12/2017
SCALE	3/32" = 1'-0"
JOB NO.	2017.103
DRAWING NO.	A0021



**2** PROPOSED SOUTH FACING  
A0022 3/32" = 1'-0"

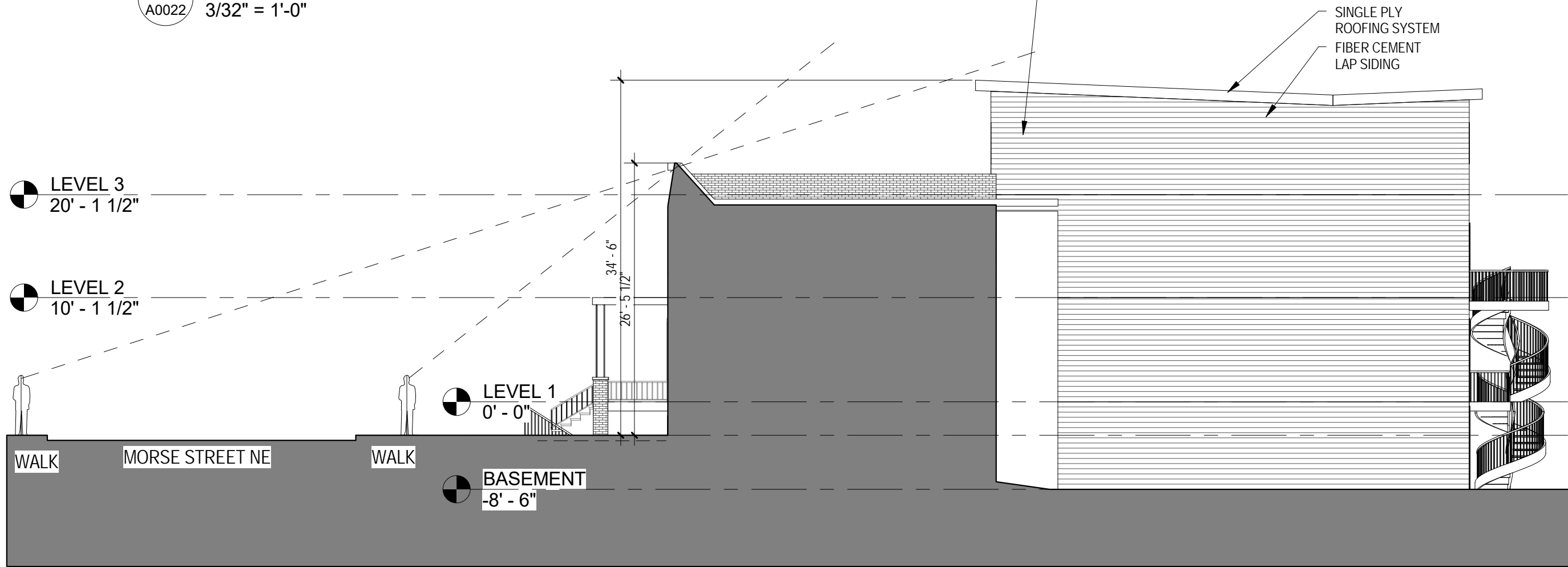
**MATERIALS**



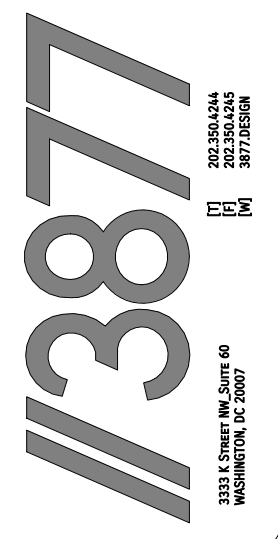
PROPOSED BRICK TO BE PAINTED LIGHT GRAY TO COMPLIMENT NEW BLUE SIDING, TYP



PROPOSED LAP SIDING: "EVENING BLUE" BY JAMES HARDIE, W/ WHITE FIBER CEMENT TRIM AT WINDOWS, TYP



**1** PROPOSED WEST FACING  
A0022 3/32" = 1'-0"

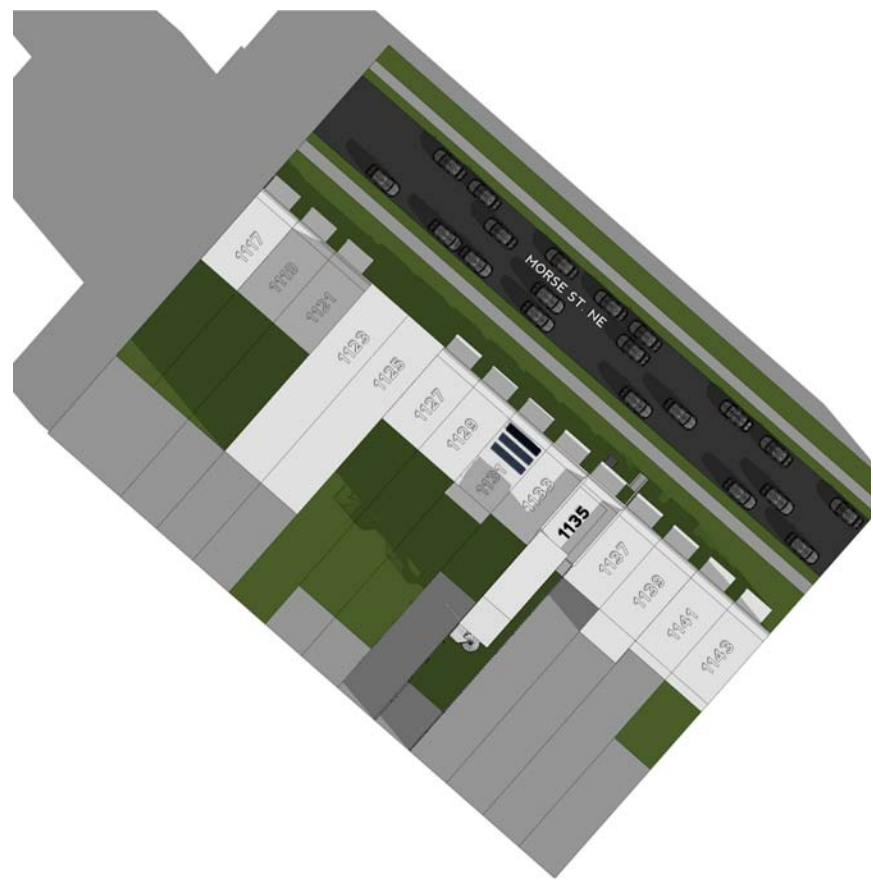


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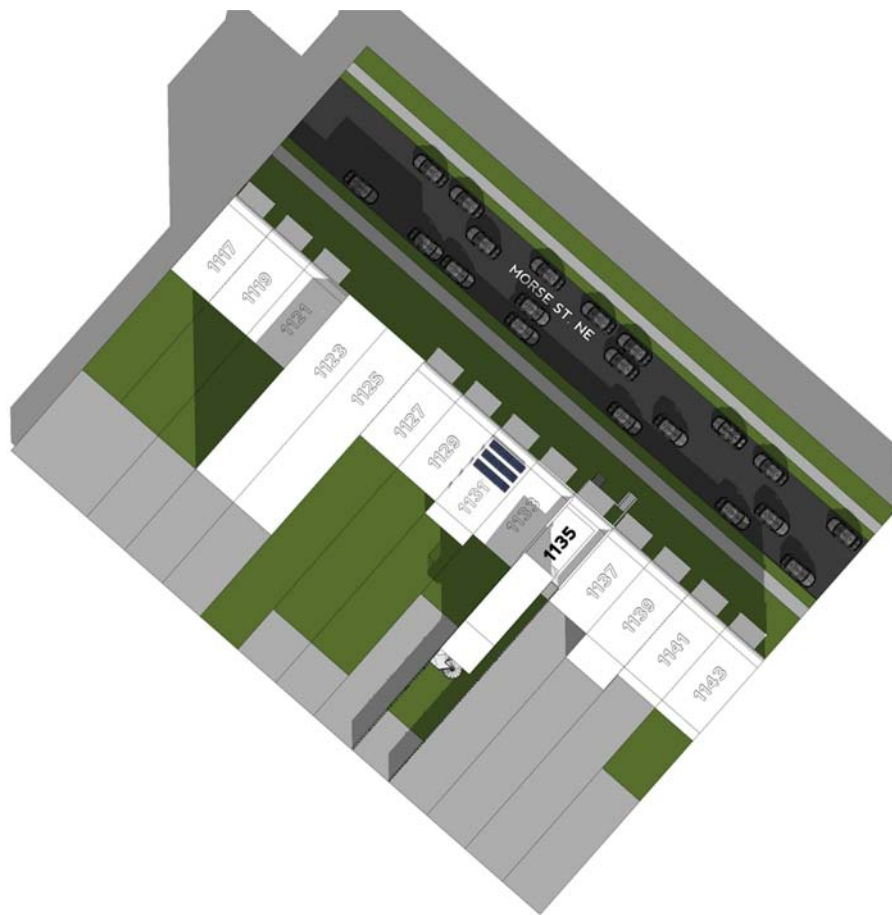
**RESIDENCE1135**  
**1135 MORSE ST NE**  
**WASHINGTON, DC 20002**

SHEET TITLE:	<b>EXT ELEV.</b>
DATE:	09/12/17
SCALE:	3/32" = 1'-0"
JOB NO.:	2017.103
DRAWING NO.:	<b>A0022</b>

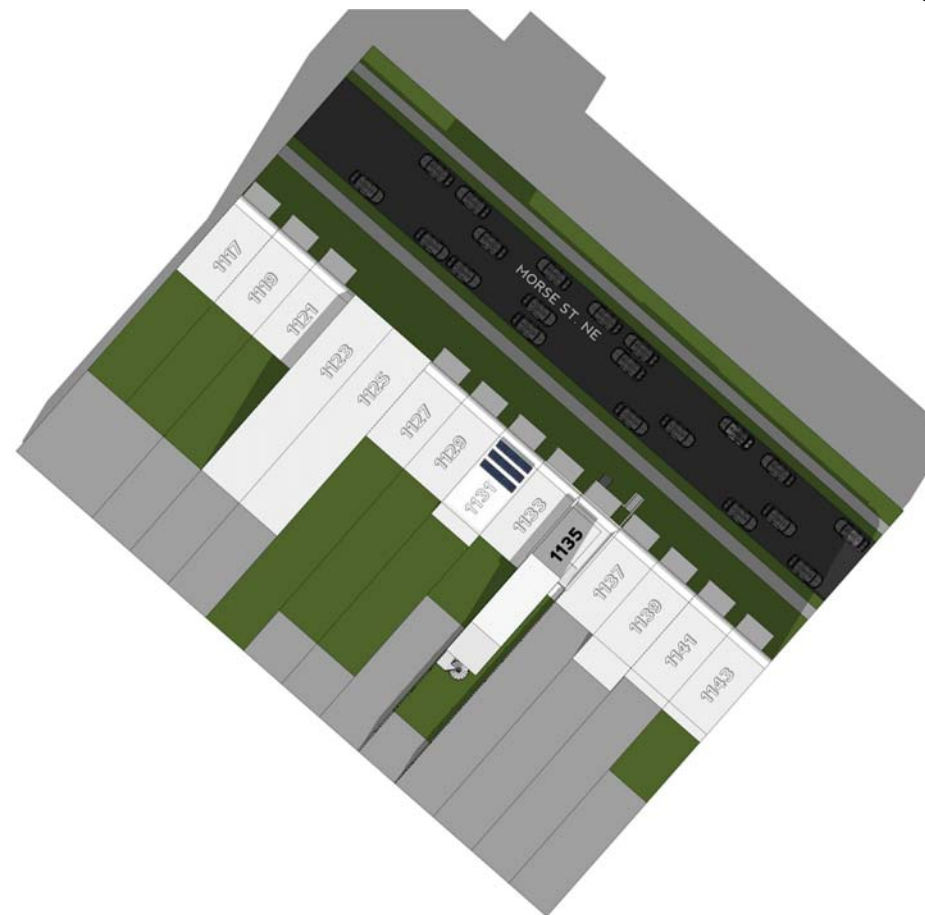




PROPOSED JANUARY SUNRISE



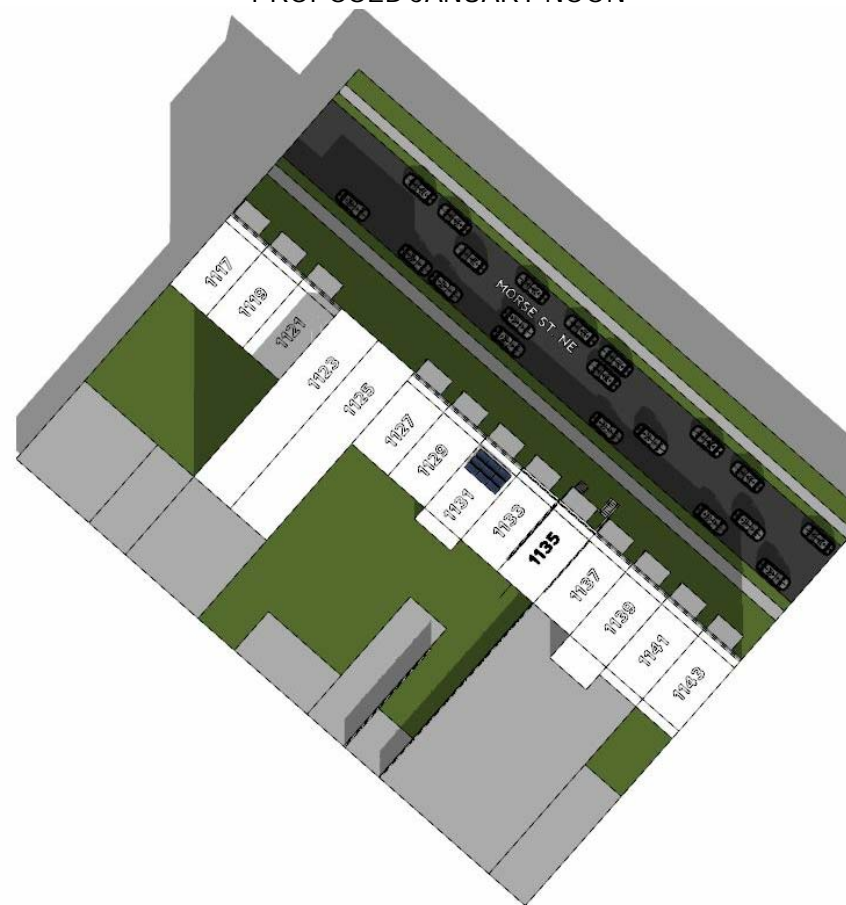
PROPOSED JANUARY NOON



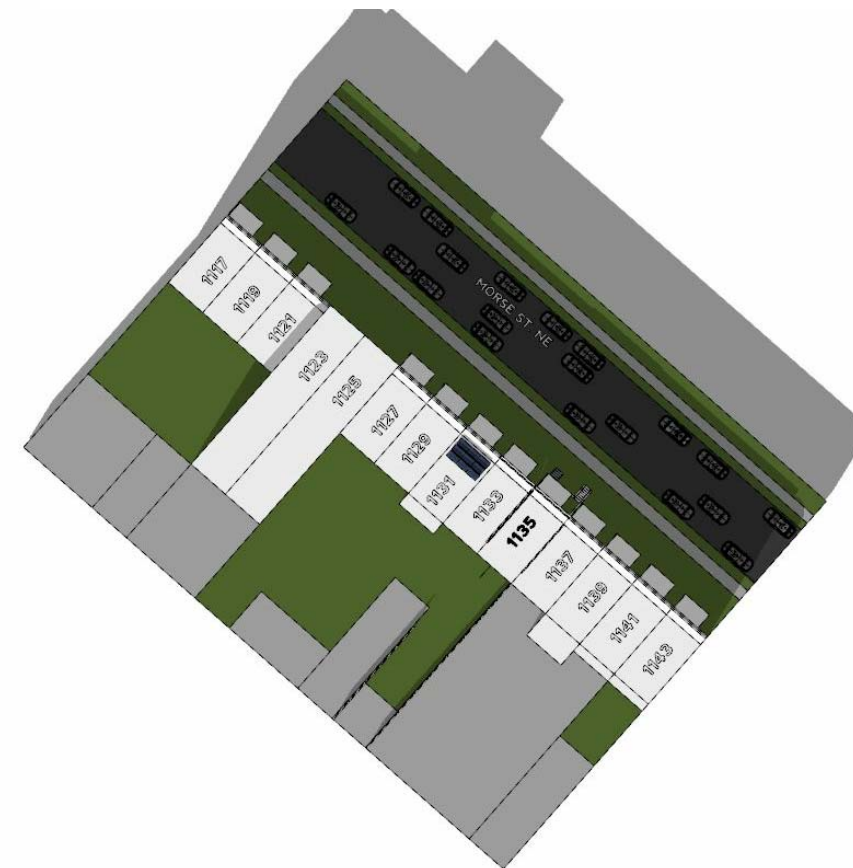
PROPOSED JANUARY SUNSET



EXISTING JANUARY SUNRISE



EXISTING JANUARY NOON



EXISTING JANUARY SUNSET

**RESIDENCE 1135**  
**1135 MORSE ST NE**  
**WASHINGTON, DC 20002**

SHEET TITLE:

**SUN STUDIES**

DATE: 10/17/17

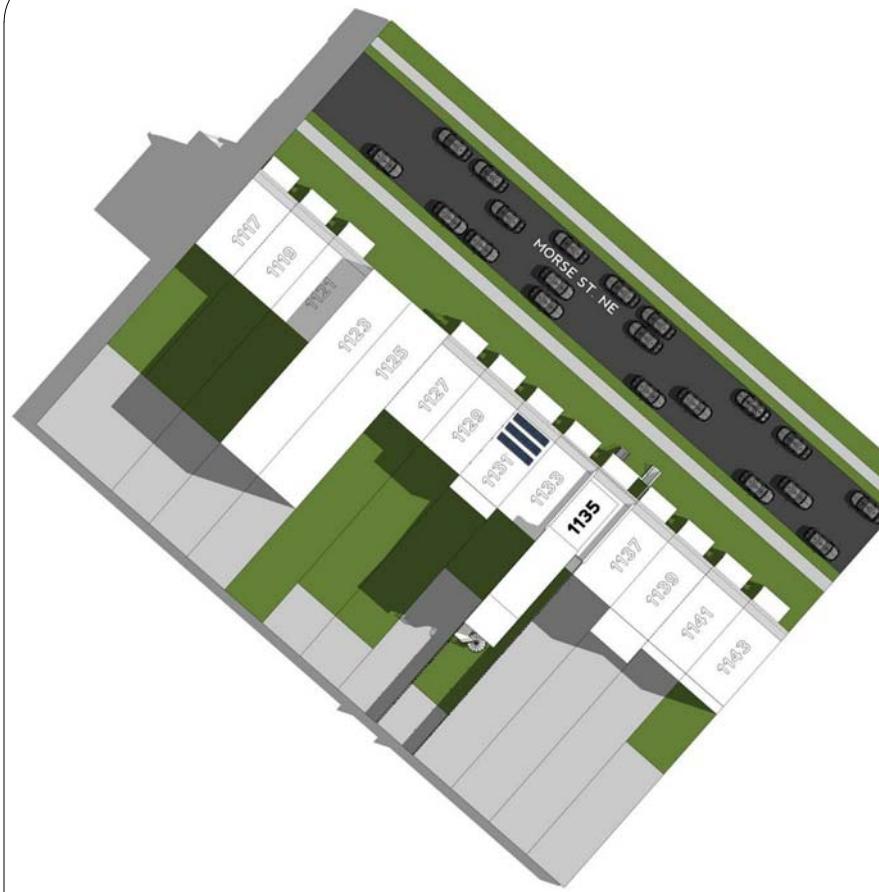
SCALE:

JOB NO.: 2017.103

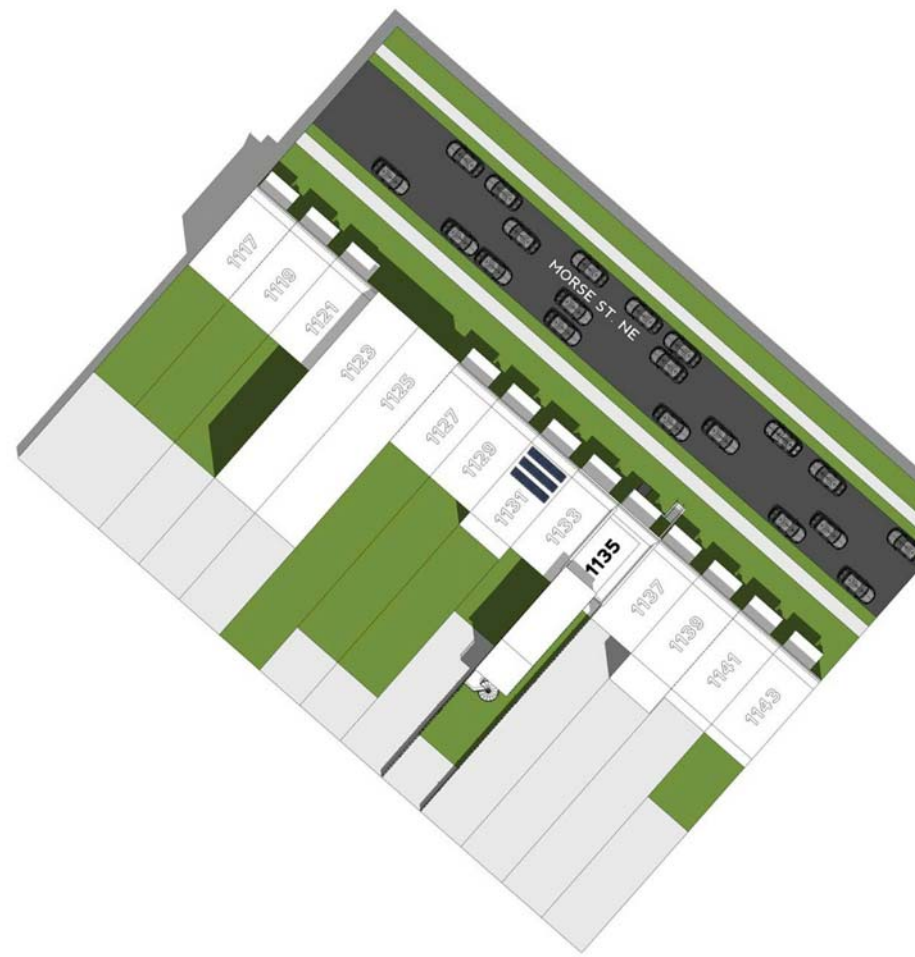
DRAWING NO.:

**A0023**

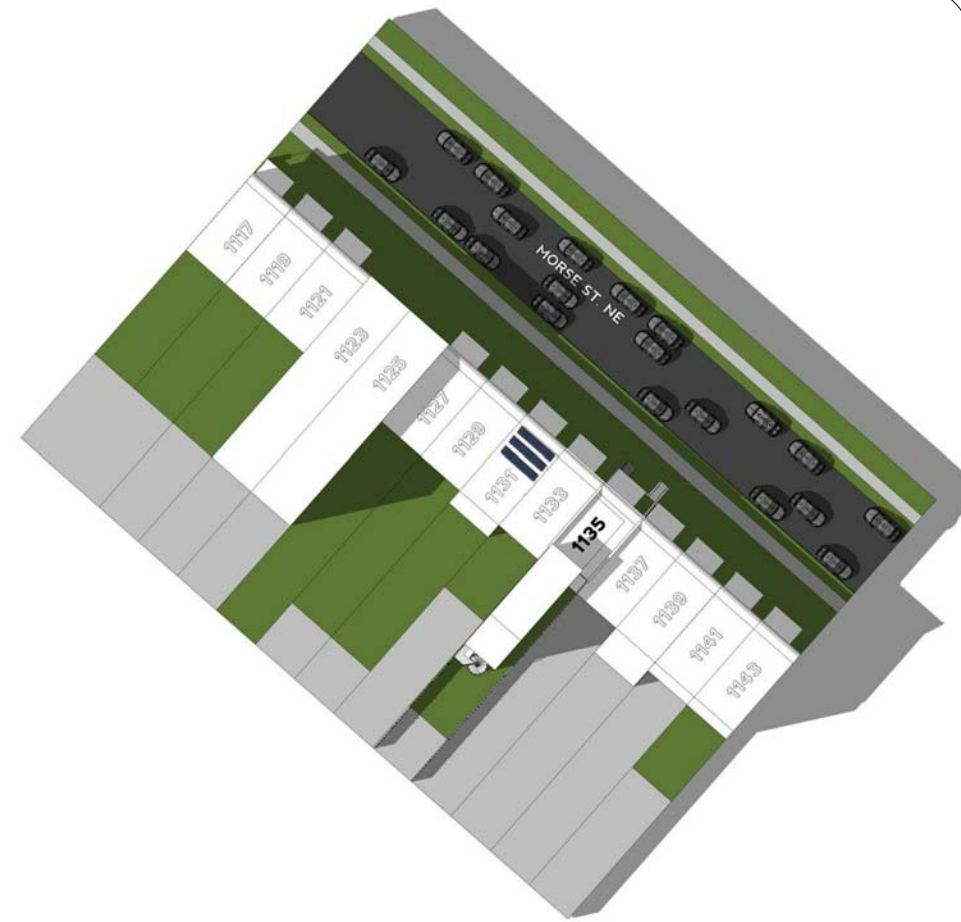




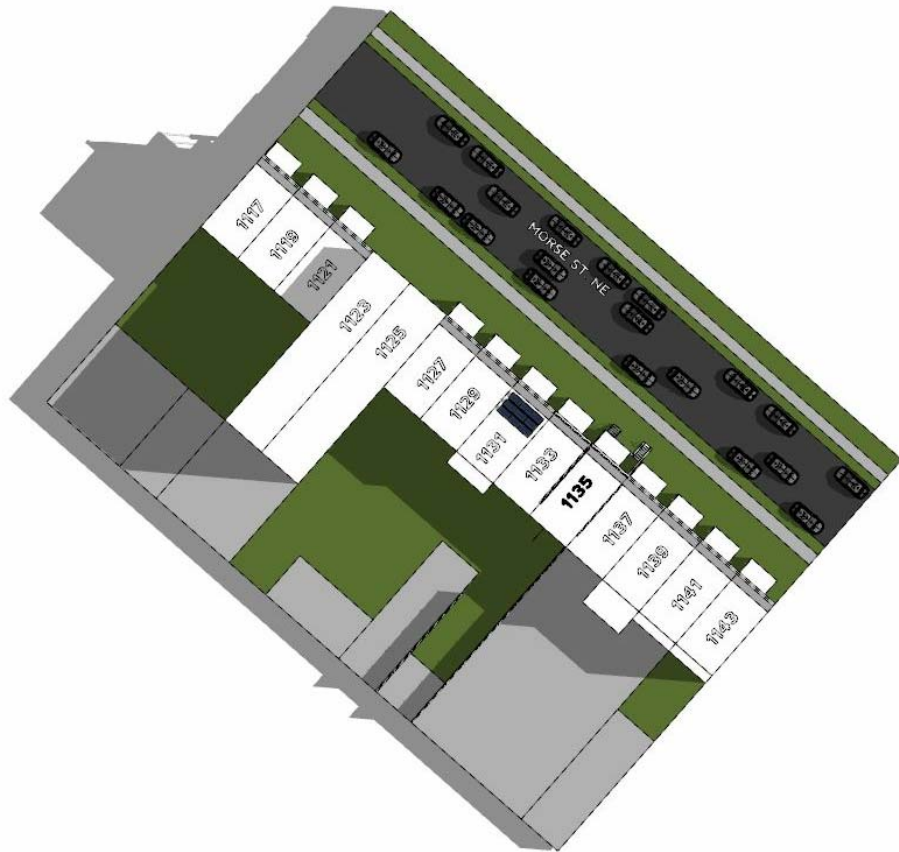
PROPOSED AUGUST SUNRISE



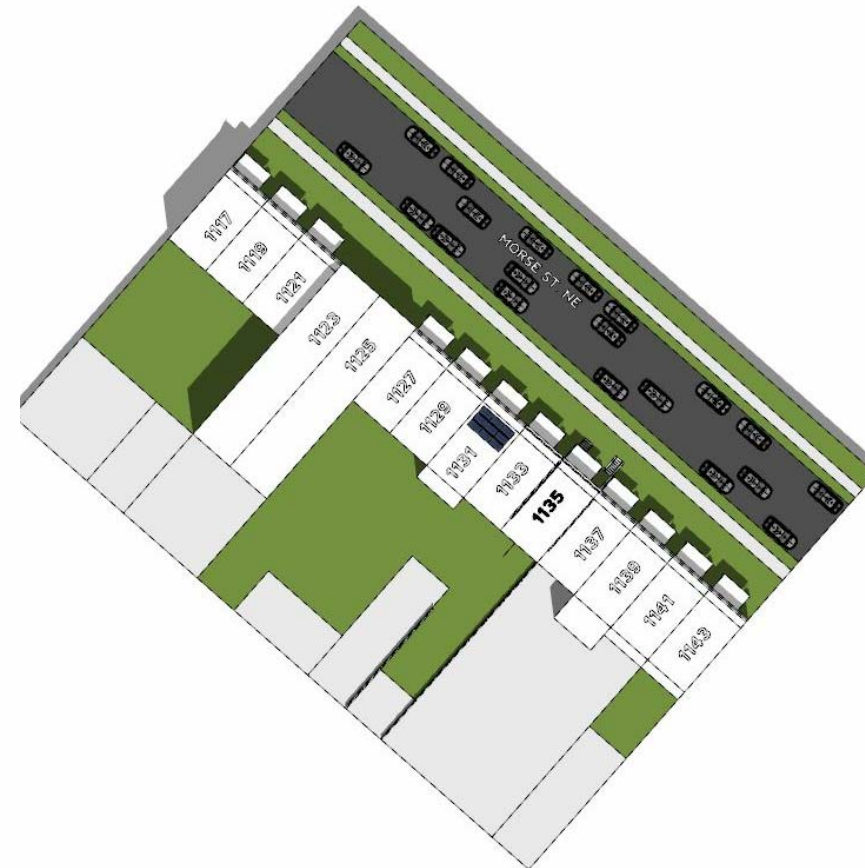
PROPOSED AUGUST NOON



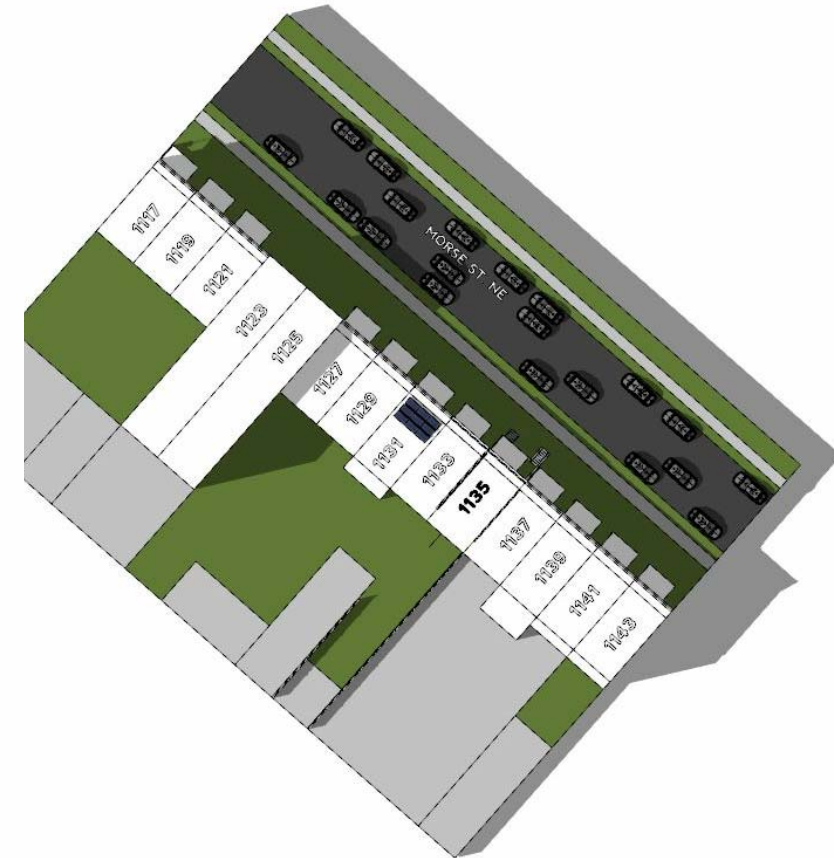
PROPOSED AUGUST SUNSET



EXISTING AUGUST SUNRISE



EXISTING AUGUST NOON



EXISTING AUGUST SUNSET

**13877**

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 202.350.4245  
 [L] [P] [M]  
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SHEET TITLE:

**SUN STUDIES**

DATE: 01/15/18

SCALE:

JOB NO.: 2017.103

DRAWING NO.:

**A0024**