

1117 Morse Street NE_Alternate

OWNER

GRAND REALTY LLC
1117 Morse Sreet, NW
Washington, DC 20002
202.667.9090

ARCHITECT

Inscape Studio
1353 U Street, NW, 2nd Floor
Washington, DC 20009
202.332.7222

STRUCTURAL

Bel Engineering, LLC
4542 Beech Drive
Tempe Hills, MD 20748
703.975.9447

MEP

VECO Engineers
Bryce Road, Alexandria, VA
Alexandria, VA 22312
703.867.7449

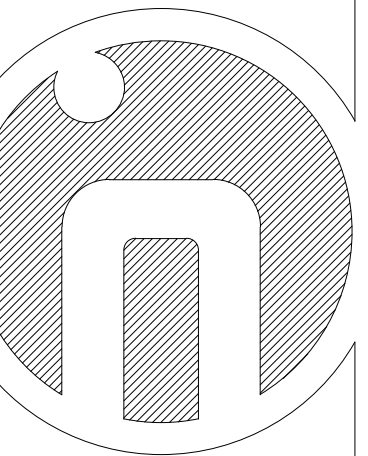


PERMIT SET
07-16-2021

inscapestudio

1353 U Street, NW, 2nd Floor
Washington, DC 20009
202.332.7222

Project Architect: Roberto Burboa



Consultant

19.007

1117 Morse Street
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1117 Morse St, NW
Washington, DC 20002

PERMIT SET

REVISIONS

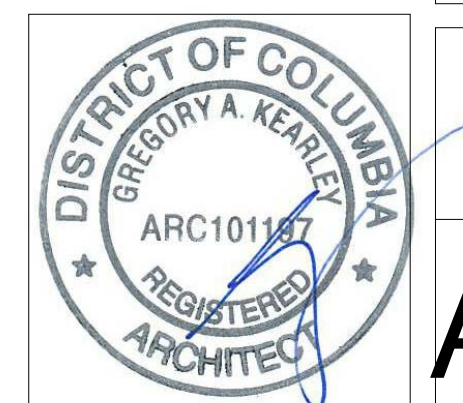
NO.	DESCRIPTION

SCALE
ISSUE DATE
07-16-2021

COVER SHEET

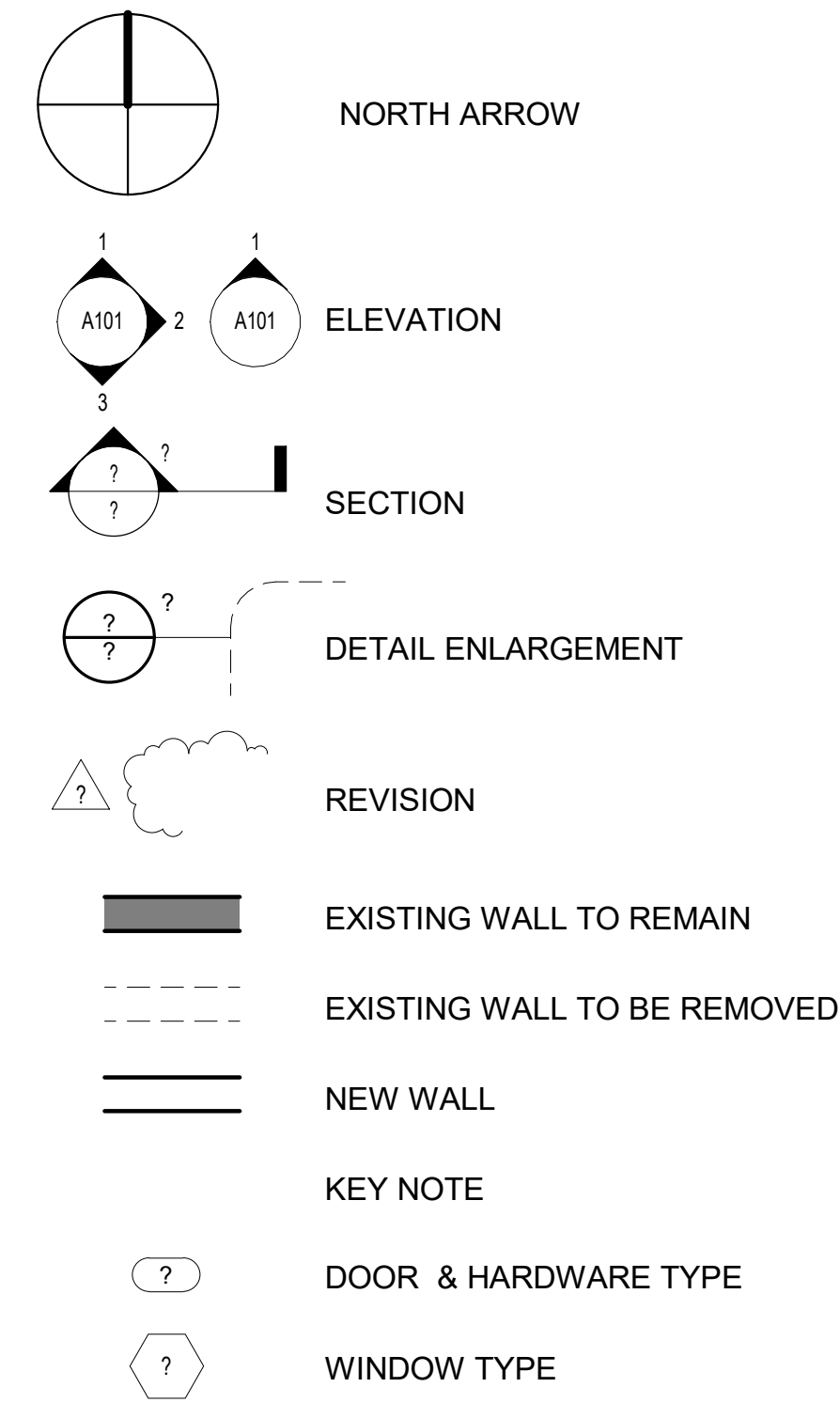
SHEET NAME
SHEET NUMBER

A0000



CASE NO. 20143
EXHIBIT NO. 578

DRAWING KEY



ABBREVIATIONS

A/C	AIR CONDITIONING
AFF	ABOVE FINISHED FLOOR
BD	BOARD
BLDG	BUILDING
CAB	CABINET
CLG	CEILING
CONST	CONSTRUCTION
D	DEMOLISH
DISP	DISPOSAL
DS	DIMMER SWITCH
DW	DISHWASHER
DWG	DRAWING
E, EXST	EXISTING
FIN.FL	FINISHED FLOOR
FIXT	FIXTURE
FL	FLOOR
FT	FEET
G	GRAMS
GAL	GALLONS
GFI	GROUND FAULT INTERRUPT
GWB	GYPNUM WALL BOARD
GYP.BD	GYPNUM WALL BOARD
HT	HEIGHT
IN	INCHES
INSUL	INSULATION
L	LITERS
LB	POUNDS
MDF	MEDIUM DENSITY FIBERBOARD
MO	MASONRY OPENING
MW	MICROMICROWAVE
NIC	NOT IN CONTRACT
OFCI	OWNER FURNISHED, CONTRACTOR INSTALLED
OPT	OPTION
PLAM	PLASTIC LAMINATE
PNT, PTD	PAINT, OR PAINTED
R	RELOCATE
RA	RANGE
RE	REFERENCE
REF	REFRIGERATOR, REFERENCE
REQ	REQUIRED
RO	ROUGH OPENING
SA	SUPPLY AIR
SCIP	STRUCTURAL CONCRETE INSULATE PANEL
SIP	STRUCTURAL INSULATED PANEL
SIM	SIMILAR
SS, S.STL	STAINLESS STEEL
TBD	TO BE DETERMINED
TOS	TOP OF SLAB
TYP	TYPICAL
UON	UNLESS OTHERWISE NOTED
U/S	UNDERSIDE
VIF	VERIFY IN FIELD
VOC	VOLATILE ORGANIC COMPOUNDS
W/	WITH
WD	WOOD
WWF	WOVEN WIRE FABRIC

PROJECT INFO

OWNER: RITESH MATTA, 1117 MORSE STREET, NW WASHINGTON, DC 20002

ARCHITECT: INSCAPE STUDIO, 1353 U STREET, NW, 2ND FLOOR WASHINGTON, DC 20009

ADDRESS: 1117 MORSE STREET, NW WASHINGTON, DC 20002

LOT: 0136
SQUARE: 4070
WARD: 5

CODE/ZONING INFORMATION

CODE: TITLE 12 DCMR, SUBTITLES A TO L, DC CONSTRUCTION CODES SUPPLEMENT (2013)
ZONING: DC ZONING REGULATIONS OF 2016

ZONE DISTRICT: RF-1

(201) MINIMUM LOT AREA REQUIREMENTS (TABLE 201.1)

REQUIRED MINIMUM LOT AREA: 1,800 SF
PROVIDED: 2,795 SF
REQUIRED LOT WIDTH MINIMUM : 18 FT
PROVIDED: 19.23 FT

(204) MINIMUM PERVIOUS SURFACE REQUIREMENTS

LOT SIZE LARGER THAN 2,000 SF REQUIRED MINIMUM PERVIOUS SURFACE 20% (204.1)

LOT AREA: 2,795 SF
REQUIRED: 559 SF (20%)
PROPOSED: 620.63 SF (22%)

(206) ROOF TOP OR UPPER FLOOR ADDITIONS

A ROOF TOP ARCHITECTURAL ELEMENT ORIGINAL TO THE BUILDING SUCH AS CORNICES, PORCH ROOF, A TRURRET, TOWER, OR DORMER, SHALL NOT BE REMOVED OR SIGNIFICANTLY ALTERED, INCLUDING SHIFTING ITS LOCATION, CHANGING ITS SHAPE OR INCREASING ITS HEIGHT, ELEVATION, OR SIZE.

PROPOSED: 6' SET BACK FROM EXISTING CORNICE TO REMAIN

(302) MAXIMUM NUMBER OR DWELLING UNITS

IN THE RF-1 ZONE, TWO (2) DWELLING UNITS MAY BE LOCATED WITHIN THE PRINCIPAL STURCTURE OR ONE (1) EACH IN THE PRINCIPAL STURCTURE AND AN ACCESSORY STRUCTURE.

PROPOSED: TWO (2) DWELLING UNITS TOTAL, ONE (1) ENTIRELY WITHIN THE PRINCIPAL STRUCTURE AND ONE (1) BEING THE ACCESSORY STRUCTURE + 1ST AND CELLAR FLOOR OF MAIN HOUSE.

(303) HEIGHT

EXISTING: TWENTY SEVEN (27) FEET
ALLOWED: MAXIMUM OF THIRTY-FIVE (35) FEET AND THREE (3) STORIES.
PROPOSED: THIRTY-FOUR FEET AND 9 INCHES (34'-9") AND THREE STORIES PLUS CELLAR AND PARAPET

(5002) HEIGHT ACCESSORY BUILDING

ALLOWED: MAXIMUM HEIGHT TWENTY FEET (20 FT) AND TWO (2) STORIES
PROPOSED: TWENTY FEET (20 FT) AND TWO (2) STORIES

(304) LOT OCCUPANCY

EXISTING: 842,816 SF 30.15%

MAXIMUM ALLOWED: 60% 2,795 SF (.60) = 1,677 SF
PROPOSED: 1,664 SF 59.53%

(5003) LOT OCCUPANCY ACCESSORY BUILDING

MAXIMUM ALLOWED: 450.00 SF
PROPOSED: 450.00 SF

PROJECT INFO

(305) FRONT SETBACK

ALLOWED: FRONT SET BACK SHALL BE PROVIDED, THAT IS WITHIN THE RANGE OF EXISTING FRONT SETBACKS OF ALL STRUCTURES ON THE SAME SIDE OF THE STREET IN THE BLOCK.

PROPOSED: EXISTING ESTABLISHED SETBACK TO REMAIN.

(306) REAR YARD

EXISTING: NINETY TWO (92) FEET
MINIMUM ALLOWED: TWENTY (20) FEET
PROPOSED: TWENTY (20) FEET

(701) VEHICULAR PARKING

REQUIRED: RESIDENTIAL FLAT 1 PER 2 DWELLING UNITS
PROPOSED: 2 PARKING SPACES FOR 3 UNITS

BLDG CODE

2013 DCMR 12 DC CONST. CODES SUPPLEMENT
2012 INTERNATIONAL BUILDING CODE
2012 INTERNATIONAL ENERGY CONSERV. CODE
2012 INTERNATIONAL FIRE PREVENTION CODE
2012 INTERNATIONAL MECHANICAL CODE
2012 INTERNATIONAL PLUMBING CODE
2012 NATIONAL ELECTRIC CODE
2012 GREEN BUILDING ACT

BUILDINGS DATA

MAIN HOUSE

USE GROUP: RESIDENTIAL R-2
NUMBER OF UNITS: TWO (2)
SEPARATION: 1 HR (TABLE 508.3.3)
NUMBER OF STORIES: 3 + CELLAR & ROOF DECK
CONSTRUCTION TYPE: VA (602.5)
EQUIPPED WITH AUTOMATIC SPRINKLER SYSTEM (420.4)
EQUIPPED WITH AUTOMATIC SMOKE DETECTORS (907.2.9)

CARRAIGE HOUSE

NUMBER OF STORIES: 2
NUMBER OF UNITS: ZERO (0)
CONSTRUCTION TYPE: TYPE VA (602.5)
EQUIPPED WITH AUTOMATIC SPRINKLER SYSTEM (420.4)
EQUIPPED WITH AUTOMATIC SMOKE DETECTORS (907.2.9)

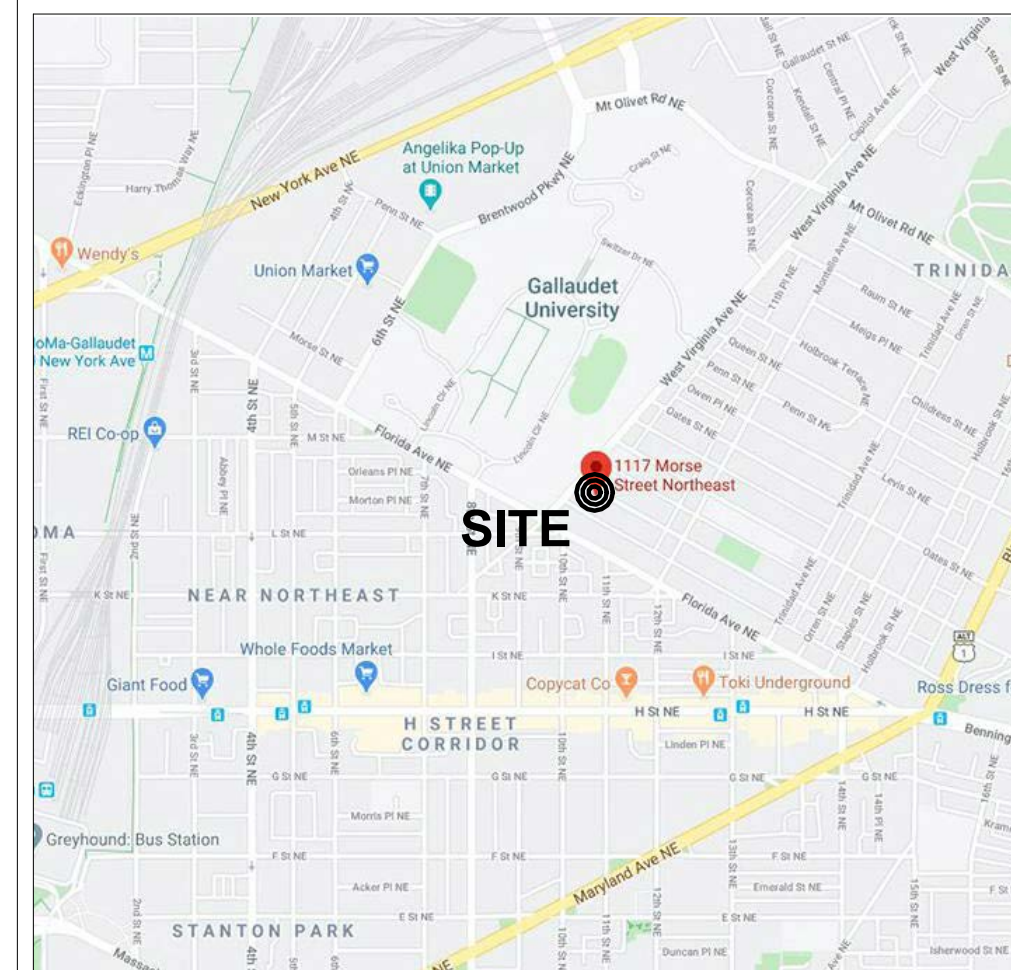
DRAWING INDEX

STRUCTURAL	
S0001	GENERAL NOTES
S0101	BLANK STRUCTURAL SHEET
S0102	FOUNDATION, 2ND AND ROOF FRAMING PLAN - CARRIAGE HOUSE
S0200	FIRST, SECOND AND THIRD FLOOR WALL BRACING PLANS, NOTES AND DETAILS
S0301	SECTIONS AND TYPICAL DETAILS
S0401	TYPICAL DETAILS
PLUMBING	
P0001	NOTES AND SYMBOLS
P0101	MAIN HOUSE SANITARY AND NATURAL GAS PLANS
P0102	MAIN HOUSE DOMESTIC WATER PLANS
P0103	CARRIAGE HOUSE PLUMBING PLANS
P0201	SANITARY RISER DIAGRAM
P0202	DOMESTIC WATER RISER DIAGRAM
MECHANICAL	
M0001	NOTES AND SYMBOLS
M0101	MAIN HOUSE NEW MECHANICAL PLANS
M0102	CARRIAGE HOUSE NEW MECHANICAL PLANS
ELECTRICAL	
E0001	ELECTRICAL NOTES AND SYMBOLS
E0101	POWER PLANS
E0102	LIGHTING PLANS
E0103	CARRIAGE HOUSE LIGHTING AND POWER
E0201	LIGHTING AND POWER SCHEDULES AND RISER DIAGRAMS

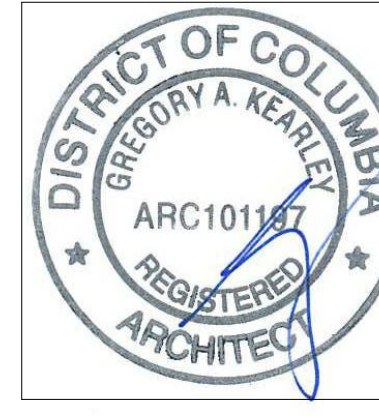
DRAWING INDEX

ARCHITECTURAL	
A000	COVER SHEET
A001	INFORMATION SHEET
A002	EGRESS PLAN
A003	GREEN AREA RATIO PLAN
CIVIL	
C0101	EROSION AND SEDIMENT CONTROL PLAN
C0102	EROSION AND SEDIMENT CONTROL DETAILS AND NOTES
DEMOLITION	
D0101	DEMOLITION - FLOOR PLAN
D0102	DEMOLITION - ELEVATIONS
ARCHITECTURAL	
A0100	SITE PLAN
A0101	FLOOR PLANS - MAIN HOUSE - CELLAR, FIRST & SECOND FLOOR
A0102	FLOOR PLANS - THIRD FLOOR AND ROOF
A0103	FLOOR PLANS - CARRIAGE HOUSE - FIRST FLOOR, SECOND FLOOR & ROOF
A0111	CEILING PLAN - MAIN HOUSE - CELLAR, FIRST & SECOND FLOOR
A0112	CEILING PLAN - MAIN HOUSE - THIRD FLOOR & ROOF
A0113	CEILING PLAN - CARRIAGE HOUSE - FIRST FLOOR & SECOND FLOOR
A0121	POWER PLAN - MAIN HOUSE - CELLAR, FIRST, & THIRD FLOOR
A0122	POWER PLAN - MAIN HOUSE - THIRD FLOOR & ROOF
A0123	POWER PLAN - CARRIAGE HOUSE - FIRST & SECOND FLOOR
A0201	EXTERIOR ELEVATIONS - MAIN HOUSE
A0202	EXTERIOR ELEVATIONS - MAIN HOUSE
A0203	EXTERIOR ELEVATIONS - CARRIAGE HOUSE
A0301	SECTION - MAIN HOUSE
A0302	SECTION - MAIN HOUSE
A0303	SECTOPNS - CARRIAGE HOUSE
A0501	WALL TYPES
A0601	DOOR SCHEDULE
A0602	SCHEDULE
A0604	WINDOW SCHEDULE

VICINITY



LOCATION



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Project Architect: Roberto Burboa

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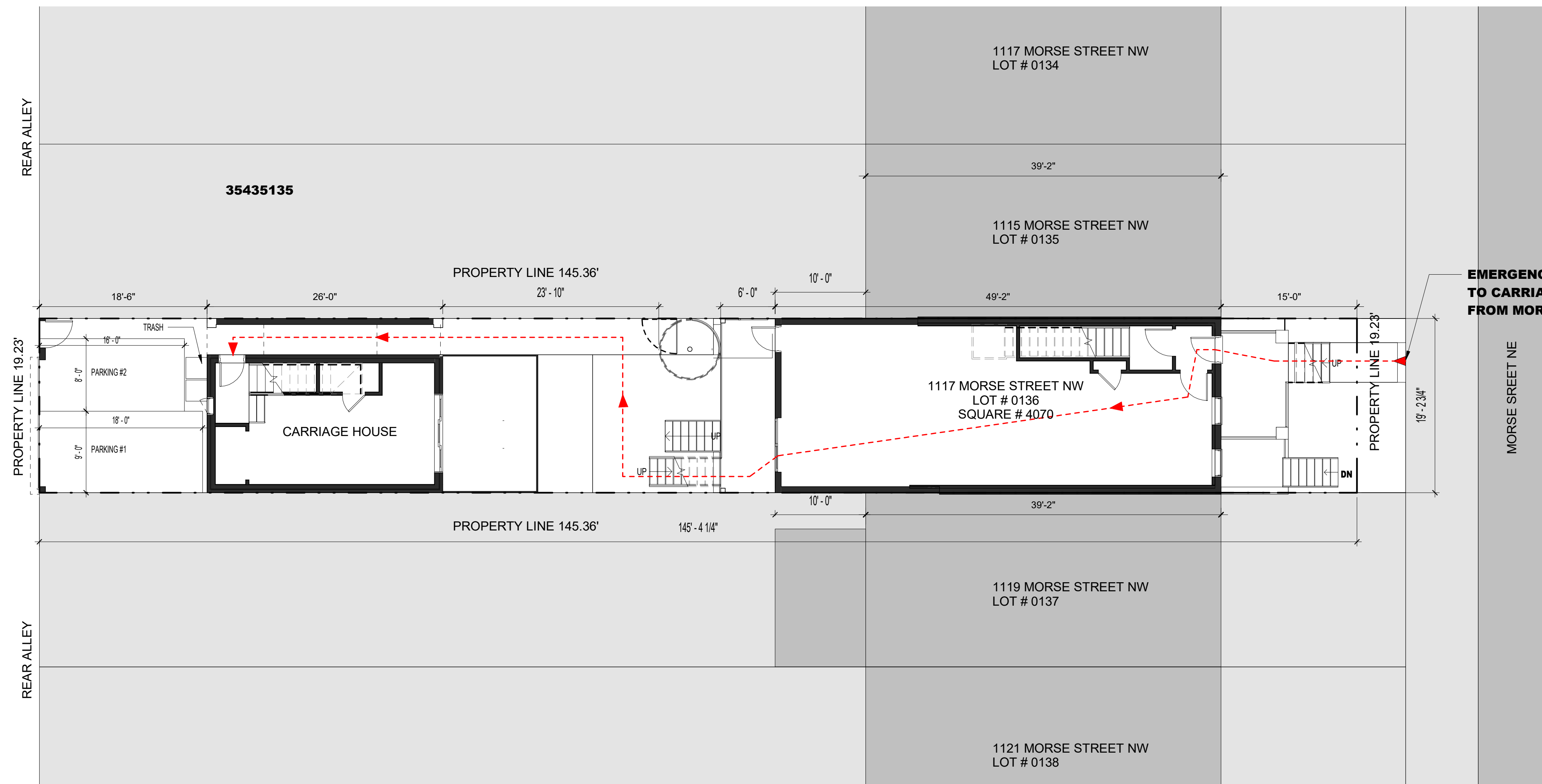
Consultant

REVISIONS

1	Revision 1	05-22-2020

12" = 1'-0"
SCALE
ISSUE DATE
07-16-2021

PROJECT INFORMATION SHEET
SHEET NAME
SHEET NUMBER
A0001



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

KEY NOTES

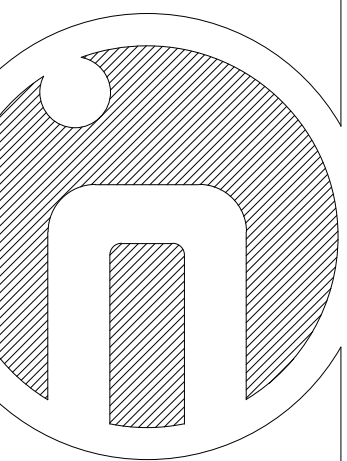
- 1 GATE WITH COMBINATION CODE AT THE BOTTOM OF SPIRAL STAIRS TO BE ACCESESIBLE TO UNIT 201 ONLY

GENERAL NOTES

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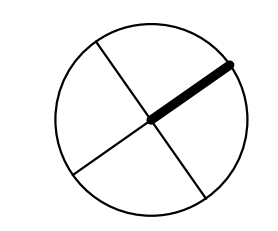
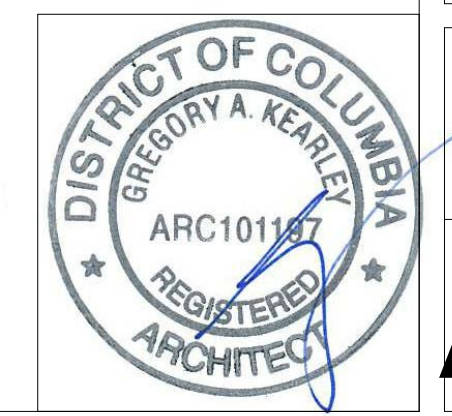
REVISIONS

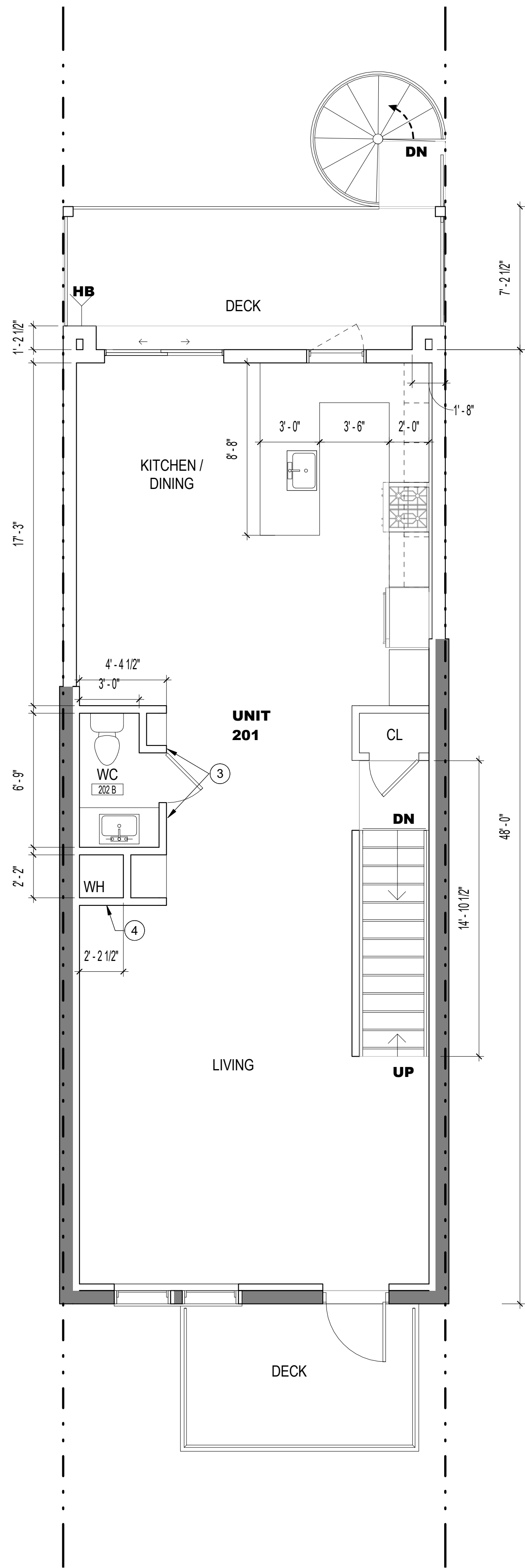
NO.	DATE	DESCRIPTION

As indicated
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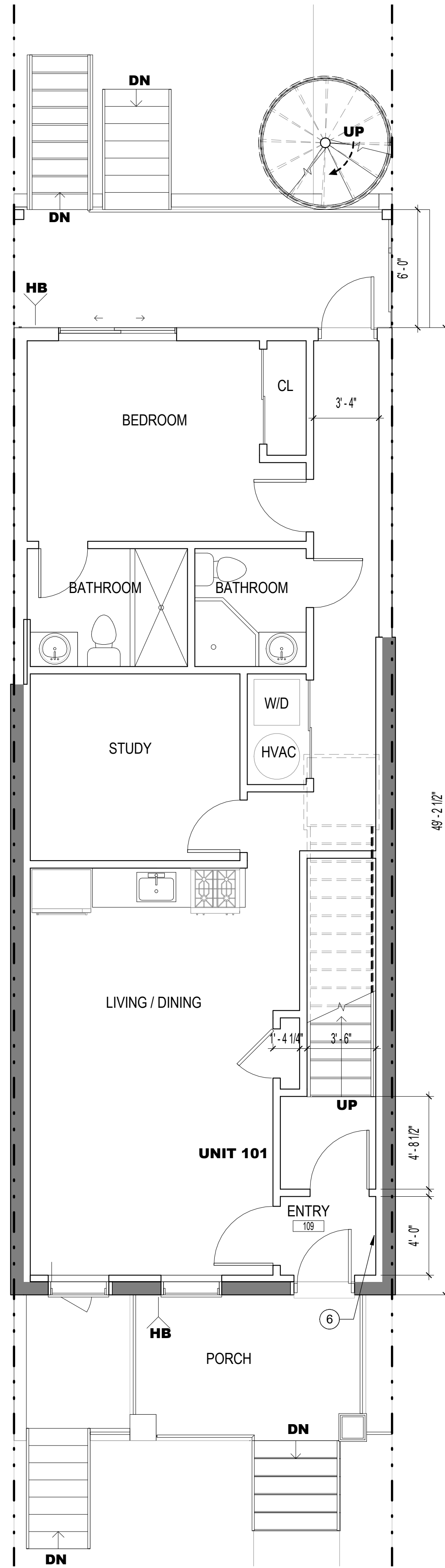
SITE PLAN
SHEET NAME
SHEET NUMBER

A0100

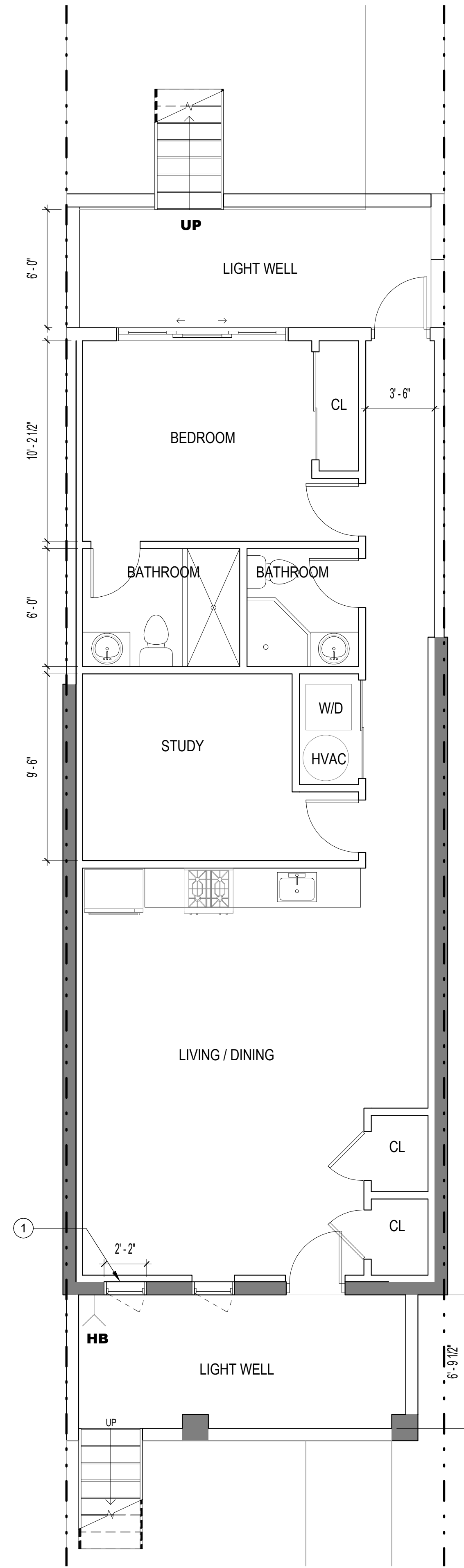




3 FLOOR PLAN - SECOND FLOOR
1/4" = 1'-0"



2 FLOOR PLAN - FIRST FLOOR
1/4" = 1'-0"



1 FLOOR PLAN - CELLAR
1/4" = 1'-0"

KEY NOTES

- 1 WINDOW IN-LINE WITH EXISTING OPENING
- 2 SCUPPER AND DOWNSPOUT
- 3 ACCESS PANEL FOR HVAC UNIT ABOVE
- 4 ACCESS PANEL FOR TANKLESS WATER HEATER
- 5 TPO ROOF
- 6 FIRE RATED ACCESS PANEL AS REQ FOR ACCES TO BFP VALVE
- 7 EXTENDED CHIMNEY 3 FEET ABOVE THE NEW ADDITION'S ROOF
- 10 EGRESS WINDOW

LEGEND - FLOOR PLAN

- NOT IN CONTRACT
- ARCHITECTURAL MILLWORK
- 1 WG END WALL GUARD

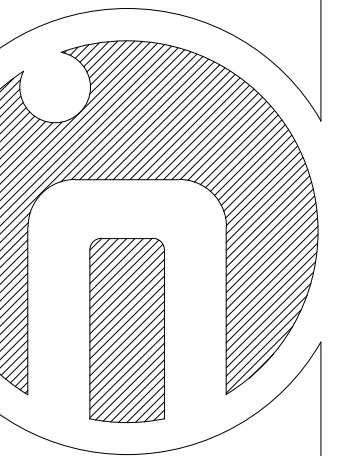
GENERAL NOTES

- A. CONTRACTOR IS RESPONSIBLE FOR ALL SHORING AND TEMPORARY WALL SUPPORTS DURING ALL PHASES OF CONSTRUCTION.
- B. ALL WINDOW LOCATION DIMENSIONS TO OUTSIDE OF FRAME, ALL DOOR LOCATION DIMENSIONS TO INSIDE FACE OF FRAME, U.O.N. SEE EXTERIOR ELEVATIONS FOR VERTICAL LOCATIONS. SEE DOOR & WINDOW SCHEDULES FOR SIZES AND ADDITIONAL INFORMATION.
- C. ALL WALL RETURNS AT DOORS TO BE 6" U.O.N.
- D. WALL LOCATION DIMENSIONS ARE TO FINISH FACE, U.O.N.
- E. CONTRACTOR TO CHALKLINE LAYOUT OF ALL PARTITIONS FOR ARCHITECTS FOR APPROVAL PRIOR TO ERECTING PARTITIONS. CONTRACTOR SHOULD FIELD VERIFY ALL BASE BUILDING WALL LOCATIONS TO ALIGN WITH NEW PARTITIONS AS DRAWN.

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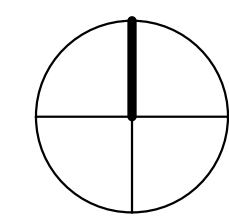
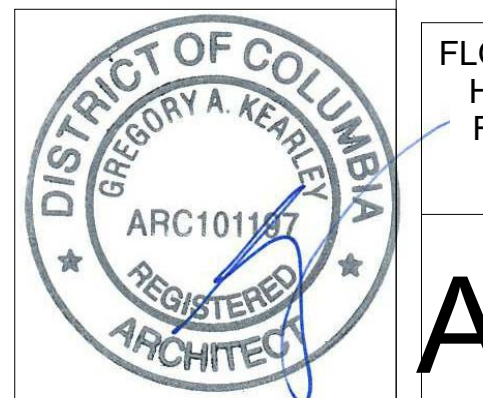
REVISIONS

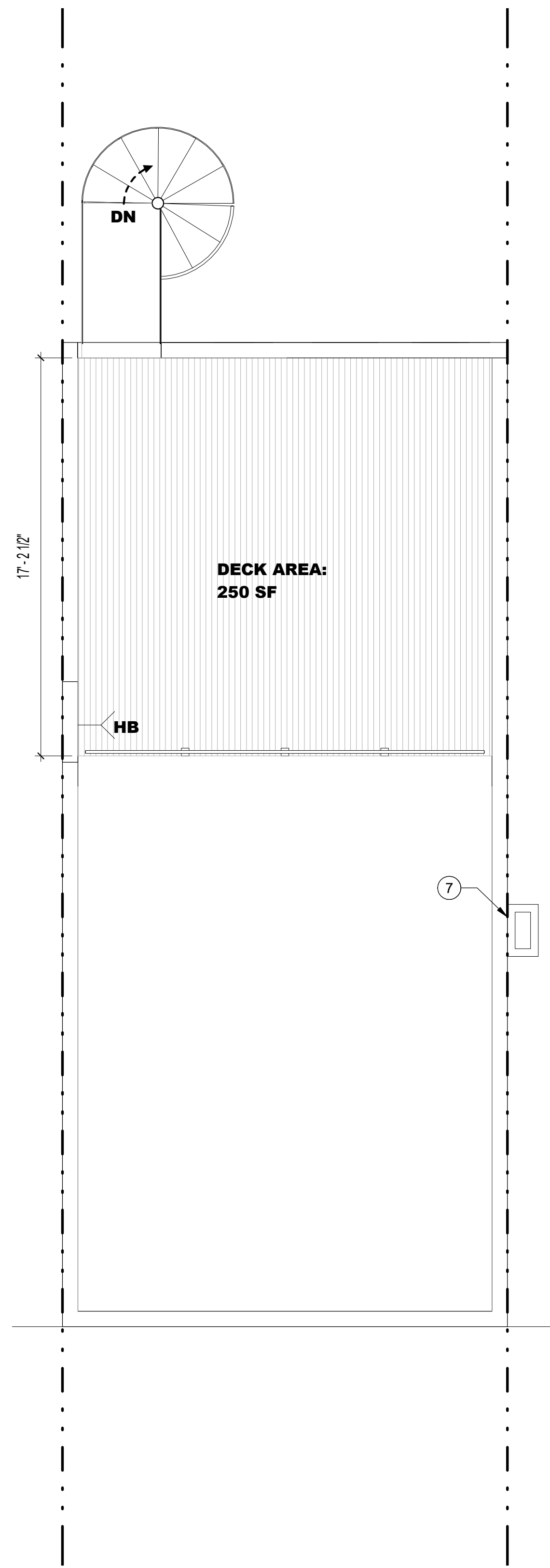
Revision	Description	Date
3	Revision 3	03-19-2021

As indicated
SCALE
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07-16-2021

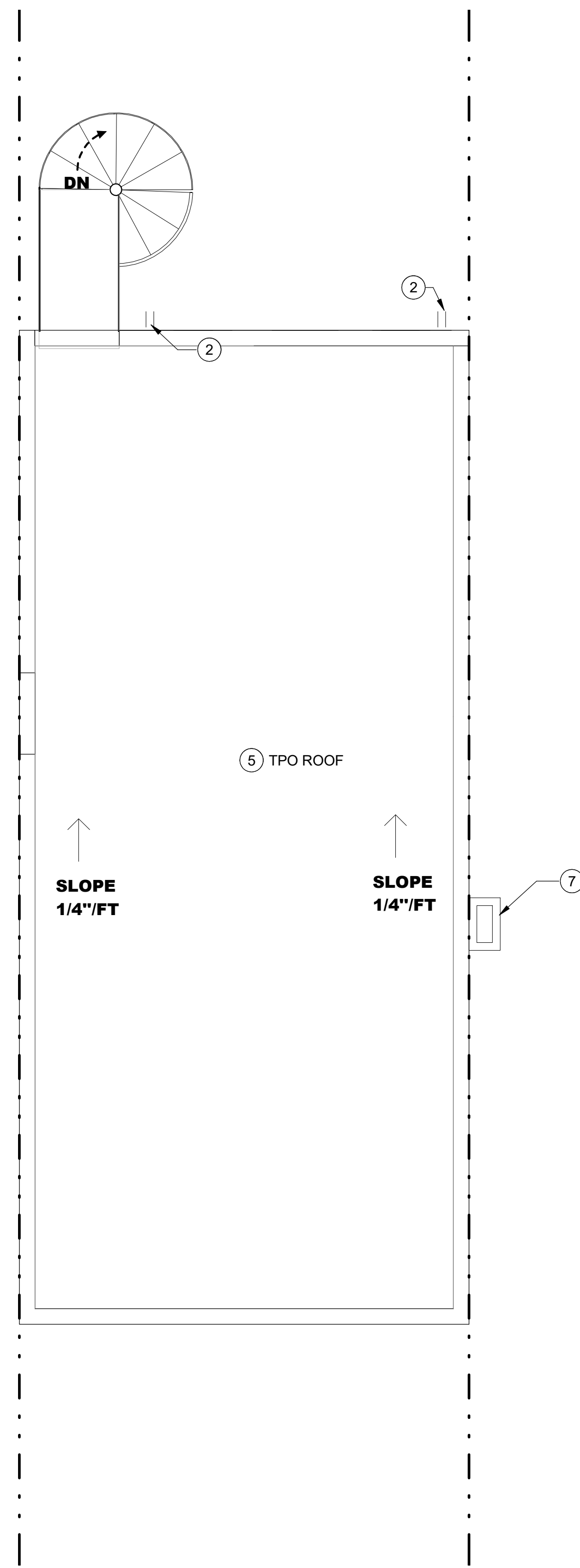
FLOOR PLANS - MAIN HOUSE - CELLAR, FIRST & SECOND FLOOR
SHEET NAME
SHEET NUMBER

A0101

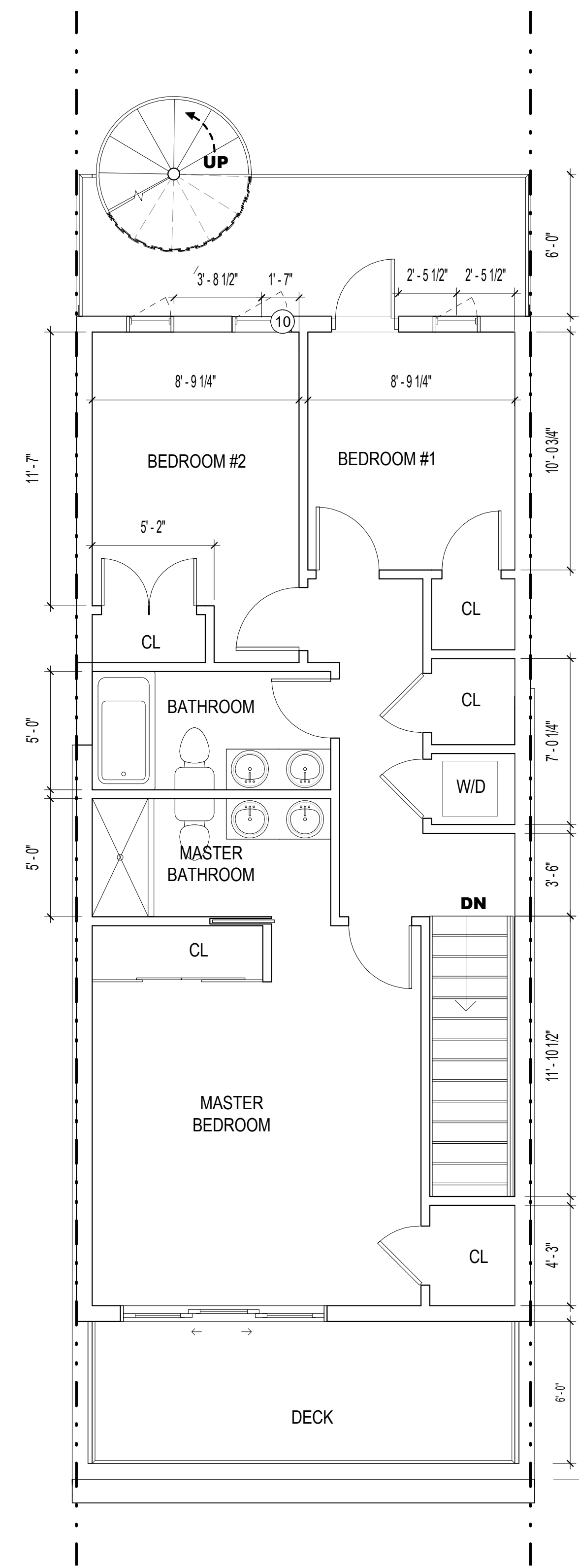




3 ROOFPLAN - DECK
1/4" = 1'-0"



2 ROOFPLAN
1/4" = 1'-0"



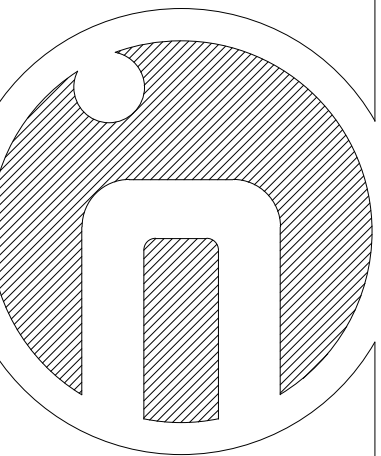
1 FLOOR PLAN - THIRD FLOOR
1/4" = 1'-0"

KEY NOTES

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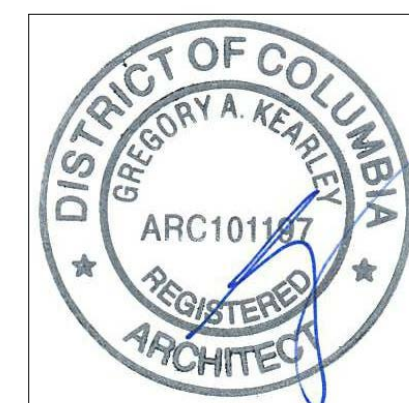
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REVISIONS

Revision	Description	Date
1	Revision 1	05-22-2020
3	Revision 3	03-19-2021
4	Revision 4	04-19-2021

1/4" = 1'-0"
SCALE
ISSUE DATE
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FLOOR PLANS -
THIRD FLOOR AND
ROOF
SHEET NAME
SHEET NUMBER

A0102

