

MORRIS ROAD SE

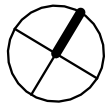
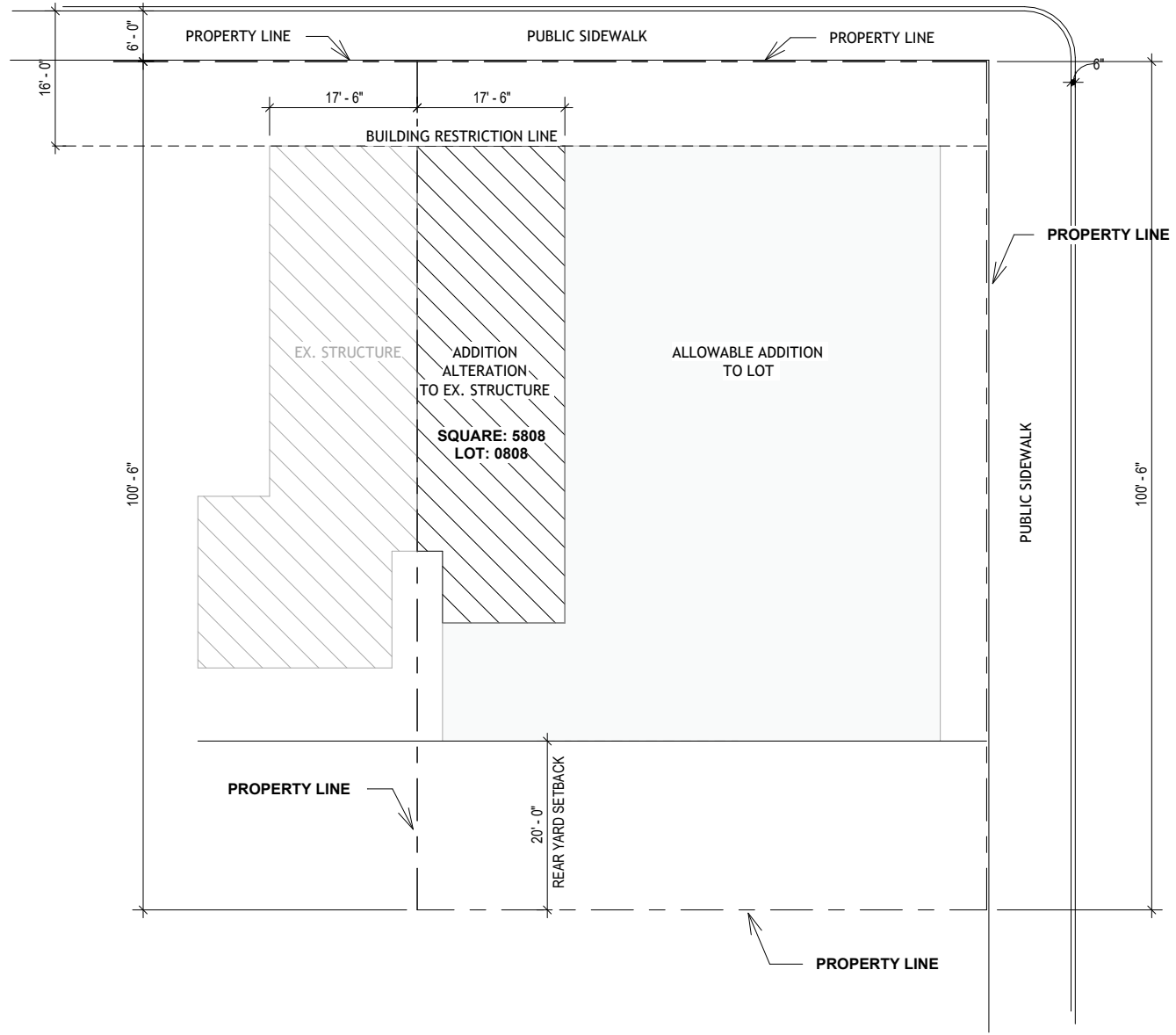
ZONING INFORMATION

ZONING = R-3
 HISTORIC DISTRICT : NO
 (ANACOSTIA HISTORIC DISTRICT ACROSS MORRIS ROAD STREET)
 LOT OCCUPANCY = 60%
 1 DWELLING UNIT PER LOT
 EXISTING LOT AREA = 7184 SF
 LOT WIDTH = 67' 6"
 LOT LENGTH = 105.6'
 REAR YARD SETBACK = 20'

EXISTING STRUCTURE FOOTPRINT = 964 SF
 ADDITIONAL FOOTPRINT ALLOWED = 3346 SF

LOT DESIGN OPTIONS

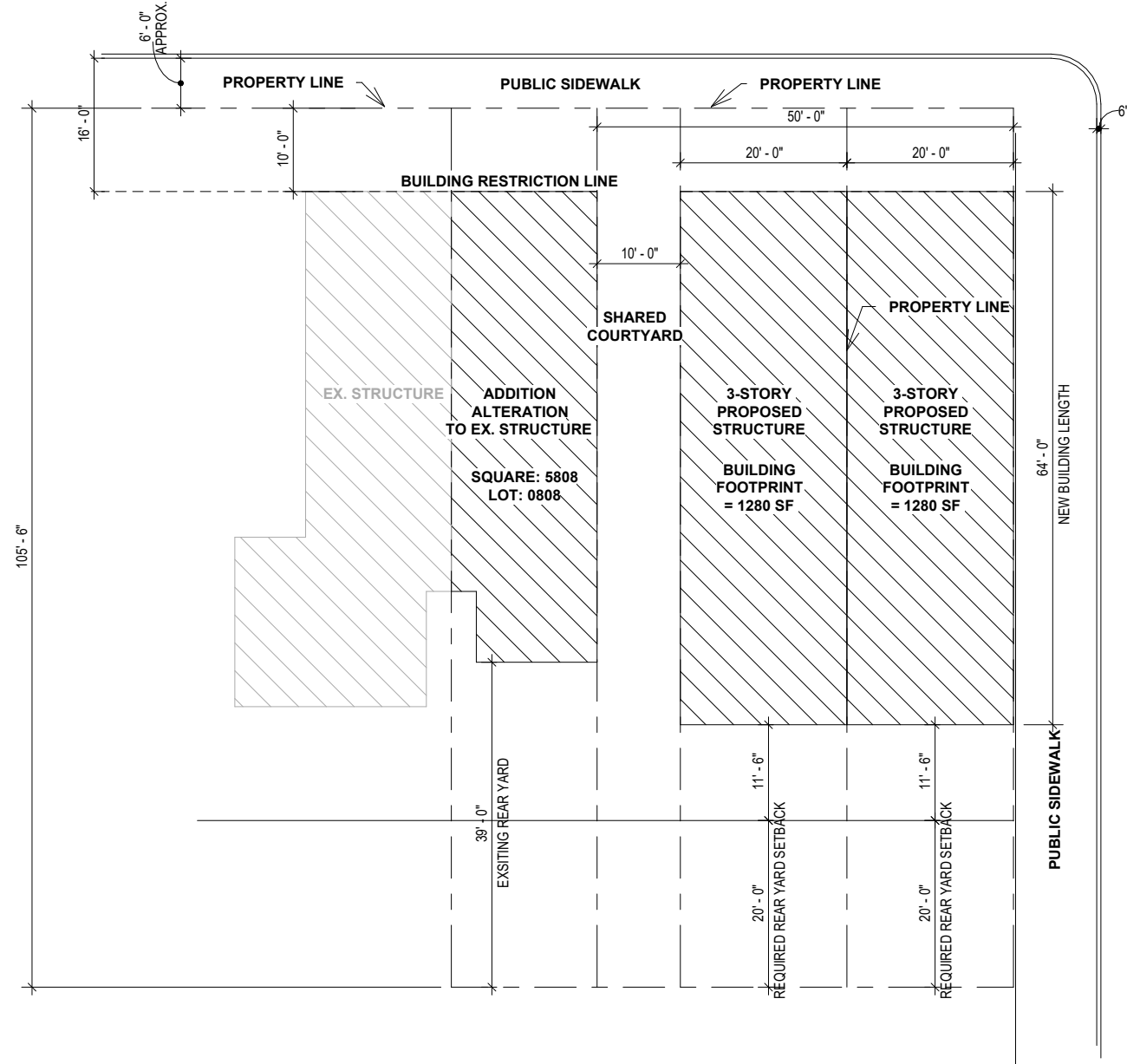
- OPTION 1 - SEMI- DETACHED ROW HOMES W/COURTYARD
- OPTION 2 - ATTACHED ROW HOMES
- OPTION 3 - ATTACHED IZ UNITS (3-DWELLING UNITS)
- OPTION 4 - DETACHED DWELLING UNIT



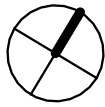
1 SITE PLAN - BASE AND DIMENSIONS

A-000 1" = 20'-0"

MORRIS ROAD SE



WEST ROAD ST SE



DESIGN OPTION INFORMATION

ORIGINAL LOT AREA	= 7184 SF
LOT SUBDIVISION	= 2 NEW LOTS
LOT WIDTH	= 20'
LOT AREA MINIMUM	= 2000 SF
LOT AREA PROVIDED	= 2137 SF
MAX BUILDING FOOT PRINT	= 1280 SF
BUILDING HEIGHT	= 40'
STORIES ABV GRADE	= 3 STORIES
BUILDING GROSS SF	= 3840 SF (PER DWELLING UNIT)

UNDERPINNING TBD

1 SITE PLAN - OPTION 1 - 2 ROW HOMES

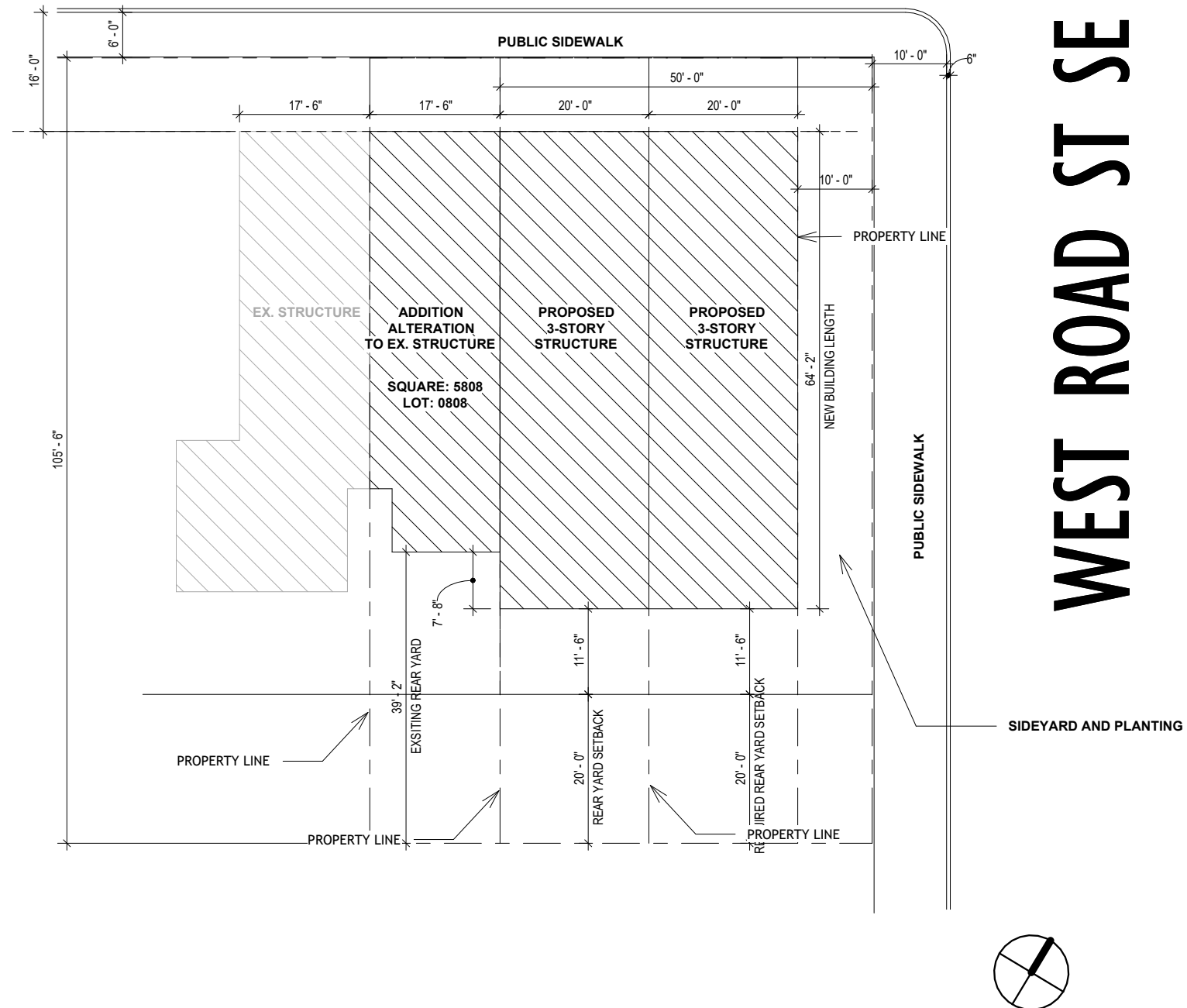
A-001 1" = 20'-0"

MORRIS ROAD SE

DESIGN OPTION INFORMATION

ORIGINAL LOT AREA	= 7184 SF
LOT SUBDIVISION	= 2 NEW LOTS
LOT WIDTH	= 20'
LOT AREA MINIMUM	= 2000 SF
LOT AREA PROVIDED	= 2137 SF
MAX BUILDING FOOT PRINT	= 1280 SF
BUILDING HEIGHT	= 40'
STORIES ABV GRADE	= 3 STORIES
BUILDING GROSS SF	= 3759 SF (PER DWELLING UNIT)

UNDERPINNING FOR CELLAR TBD



1 SITE PLAN - OPTION 2 - ATTACHED

A-002 1" = 20'-0"

1397 MORRIS ROAD SE
1397 MORRIS RD SE
WASHINGTON DC 20020

SITE PLAN OPTION 2
SCALE: 1" = 20'-0"

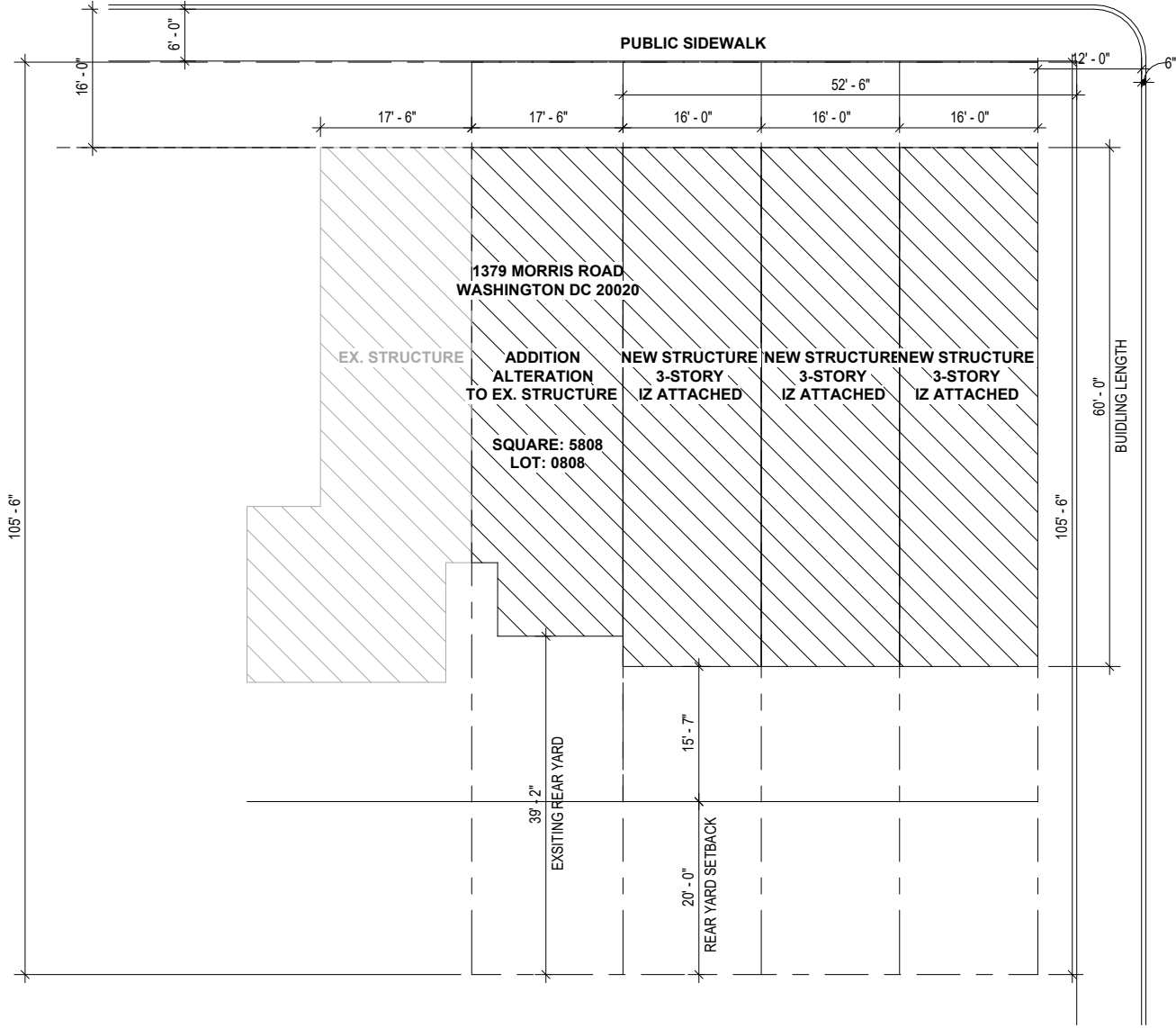
DRUMMOND PROJECTS

MORRIS ROAD SE

DESIGN OPTION INFORMATION

LOT SUBDIVISION	= 3 NEW LOTS
LOT WIDTH MINIMUM IZ	= 16'
LOT WIDTH	= 16'
LOT AREA MINIMUM IZ	= 1600 SF
LOT AREA PROVIDED	= 1600 SF
MAX BUILDING FOOT PRINT	= 960 SF
BUILDING HEIGHT	= 40'
STORIES ABV GRADE	= 3 STORIES
BUILDING GROSS SF	= 2880 SF (PER DWELLING UNIT)

UNDERPINNING FOR CELLAR TBD



WEST ROAD ST SE

1 SITE PLAN - OPTION 3 - IZ ATTACHED

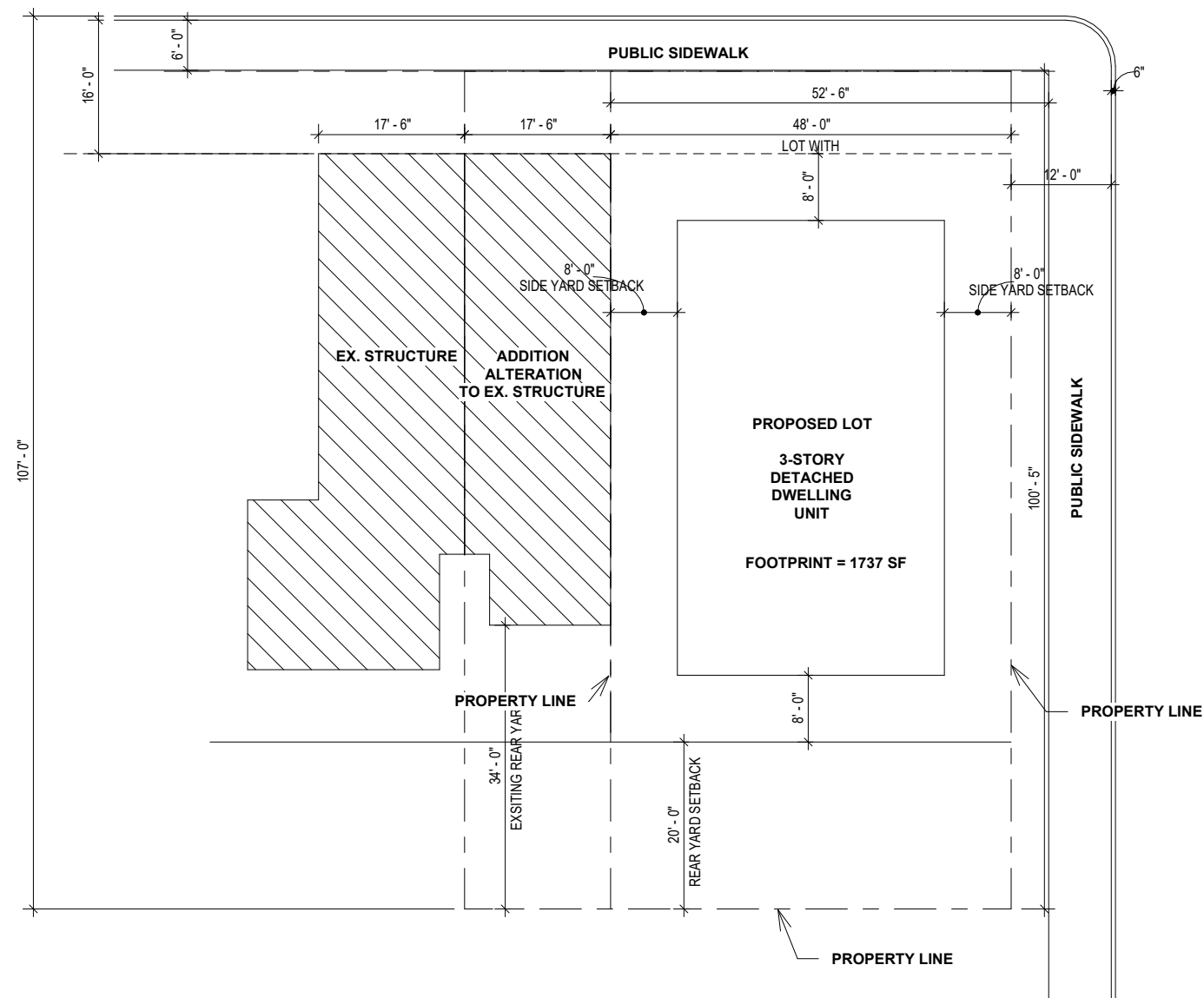
A-003 1" = 20'-0"

MORRIS ROAD SE

DESIGN OPTION INFORMATION

LOT SUBDIVISION	= 1 NEW LOT
LOT WIDTH MINIMUM	= 40'
LOT WIDTH PROVIDED	= 40'
LOT AREA MINIMUM	= 4000 SF
LOT AREA PROVIDED	= 4344 SF
MAX BUILDING FOOT PRINT	= 1737 SF
BUILDING HEIGHT	= 40'
STORIES ABV GRADE	= 3 STORIES
BUILDING GROSS SF	= 5211 SF

UNDERPINNING FOR CELLAR TBD



WEST ROAD ST SE

1 SITE PLAN - OPTION 4 - DETACHED UNIT

A-004 1" = 20'-0"