



marsh residence

alteration + addition

sd phase: bza coordination

date: 3 february 2025

sheet list:

0001	cover sheet
0002	ex. conditions - aerial photos
0003	ex. conditions - view from alley
0101	site plans
0201	demolition plans
0202	demolition plan
0211	layout plan - third floor
0212	layout plan - 4th floor + roof
0301	building elevation
0302	building elevation - east
0303	building elevation - west
0401	building section

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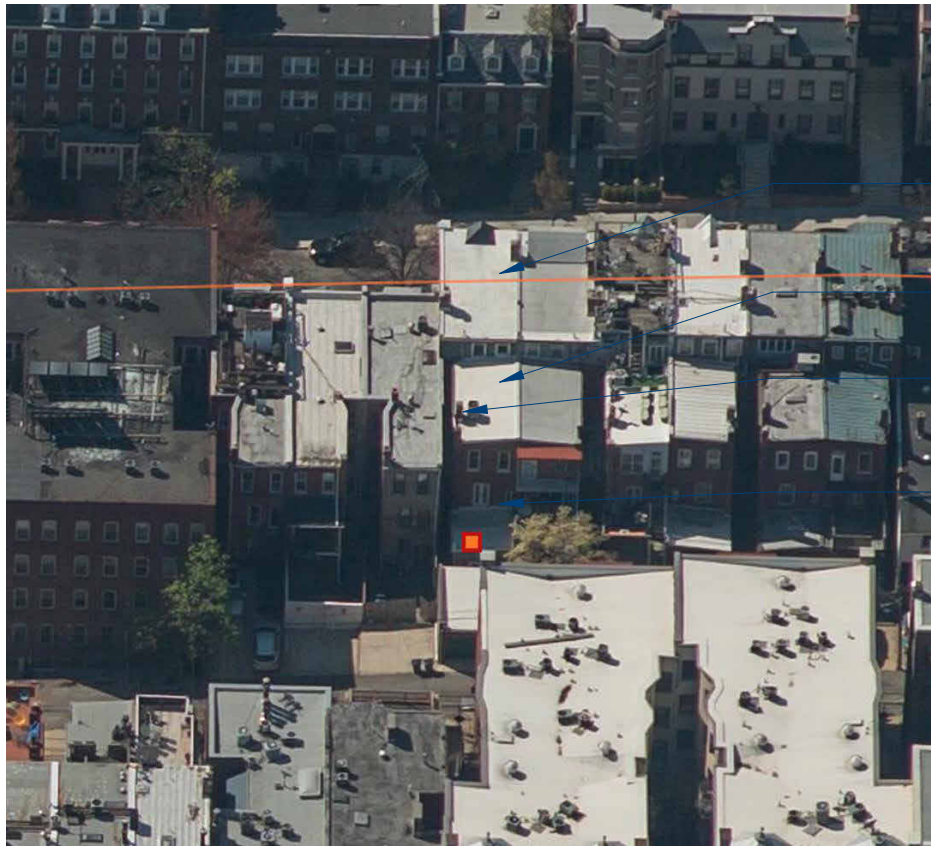
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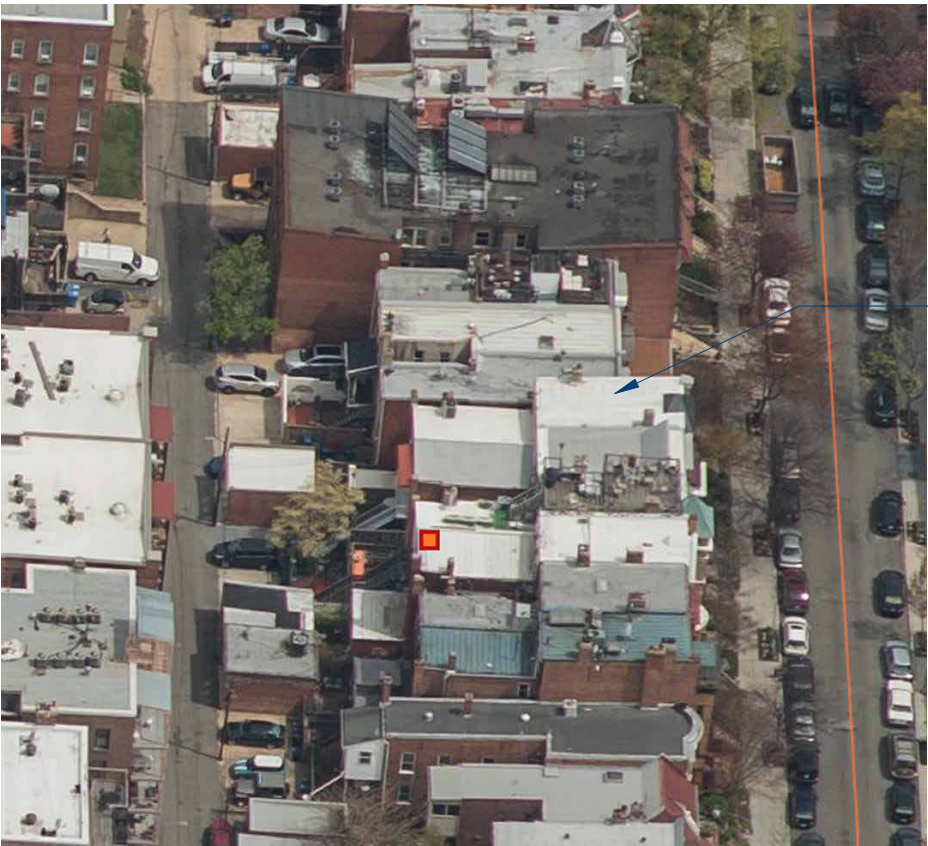
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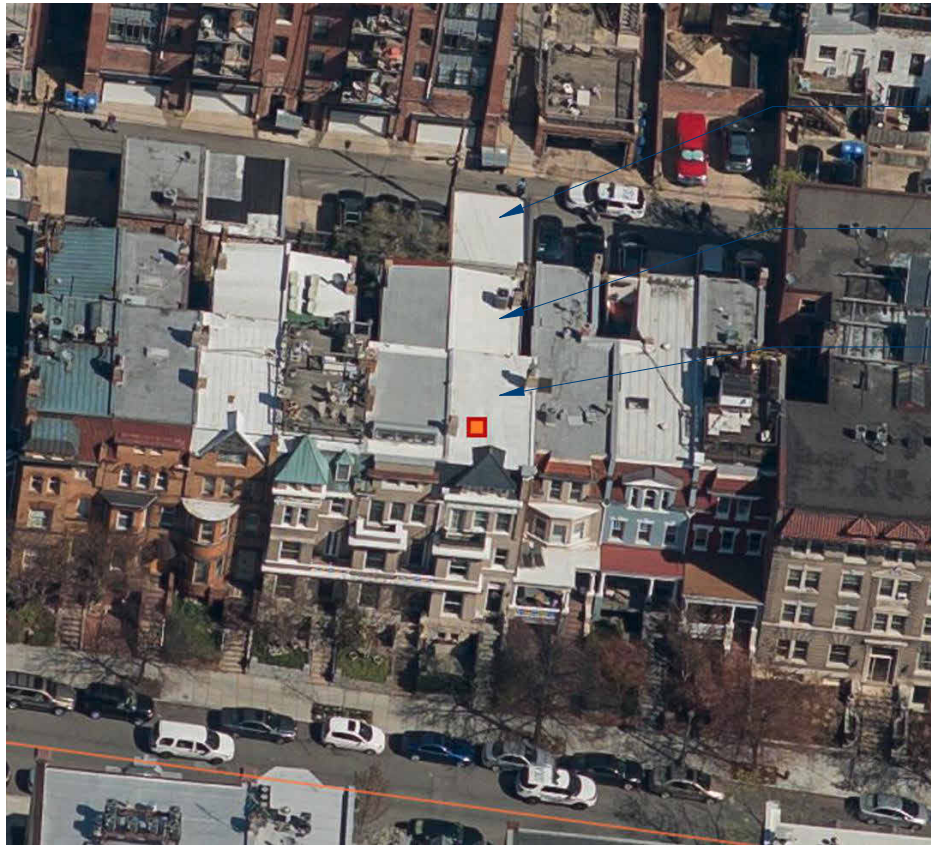
- ex. 4th floor roof. partial demolition to accomodate code required 7'-0" ceiling heingt in habitable space (rear half)
- ex. 3rd floor roof. full demolition to accomodate new roof deck and stairs to 4th floor.
- ex. chimnies to be extended as required by code
- rear stairs and deck to third floor currently under construction. Permit #s:
 - B2010560
 - B2011432

north looking south



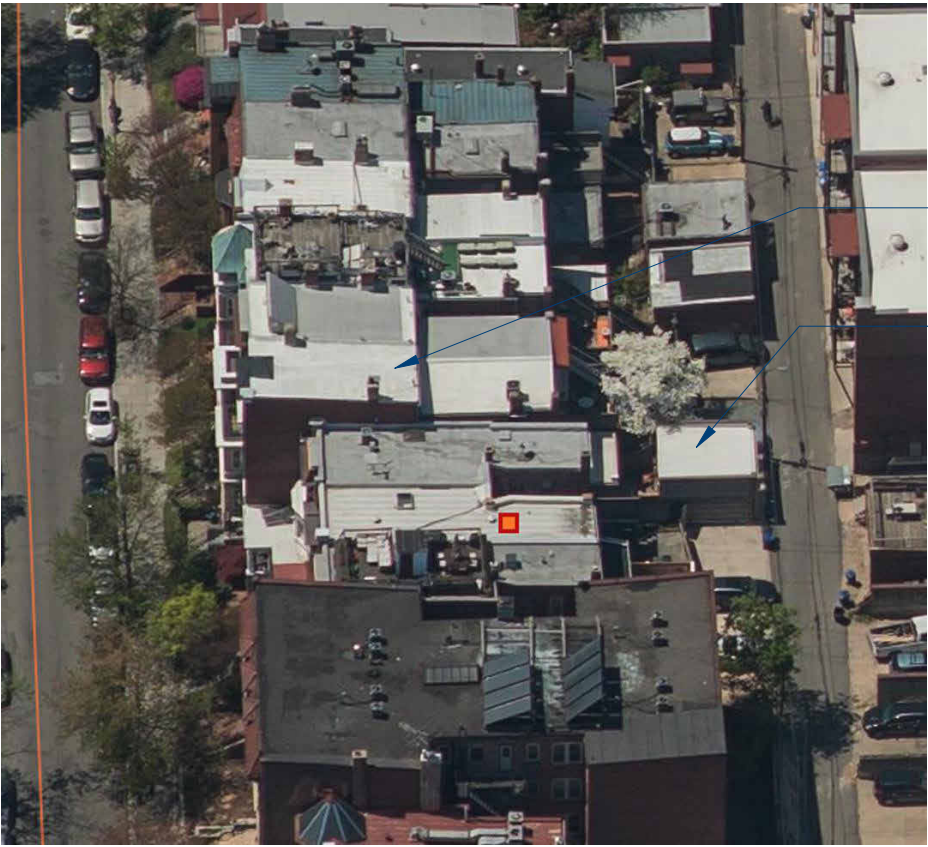
subject property

west looking east



- ex. garage, not in scope of work
- ex. 3rd floor roof. full demolition to accomodate new roof deck and stairs to 4th floor.
- ex. 4th floor roof. partial demolition to accomodate code required 7'-0" ceiling heingt in habitable space (rear half)

south looking north

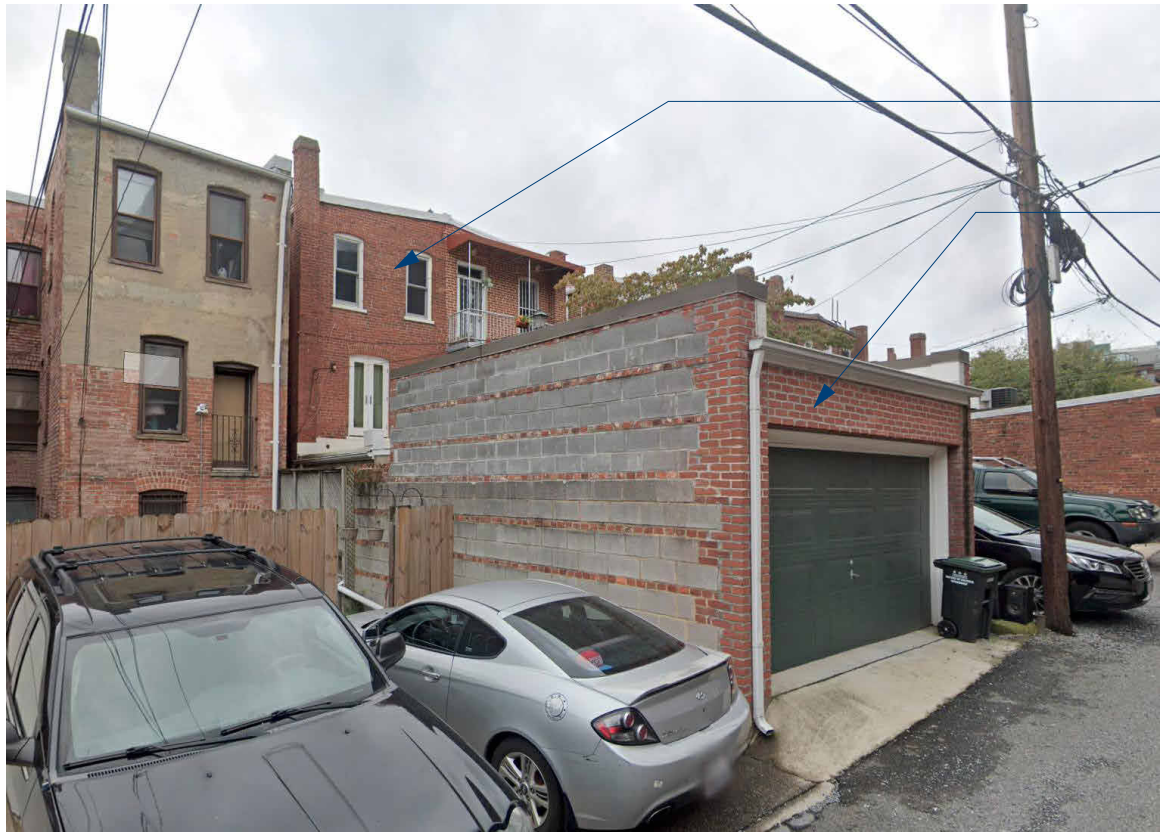


subject property

subject property garage

east looking west





alley image 1



alley image 2



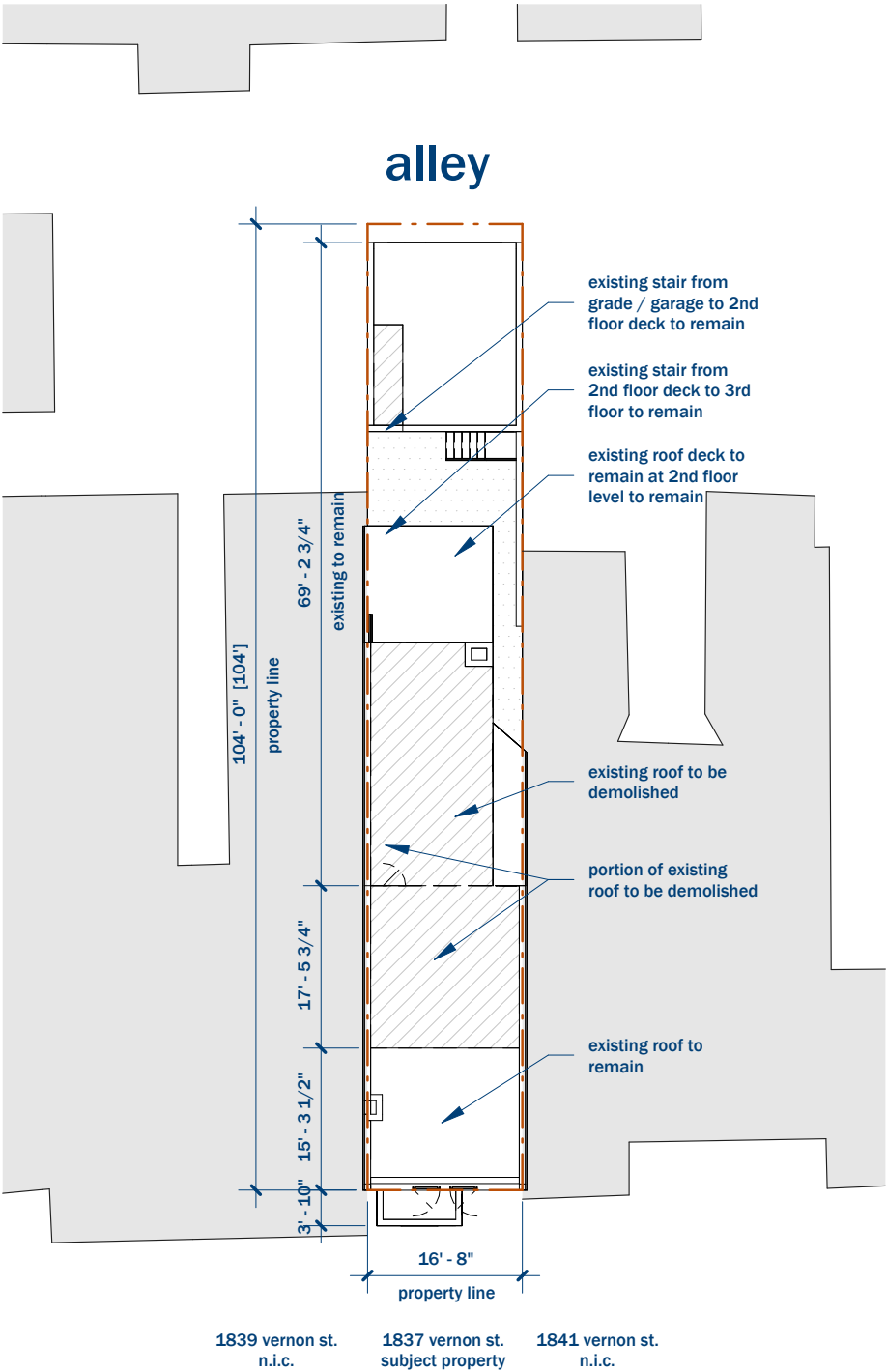
alley image 3

circle square cross

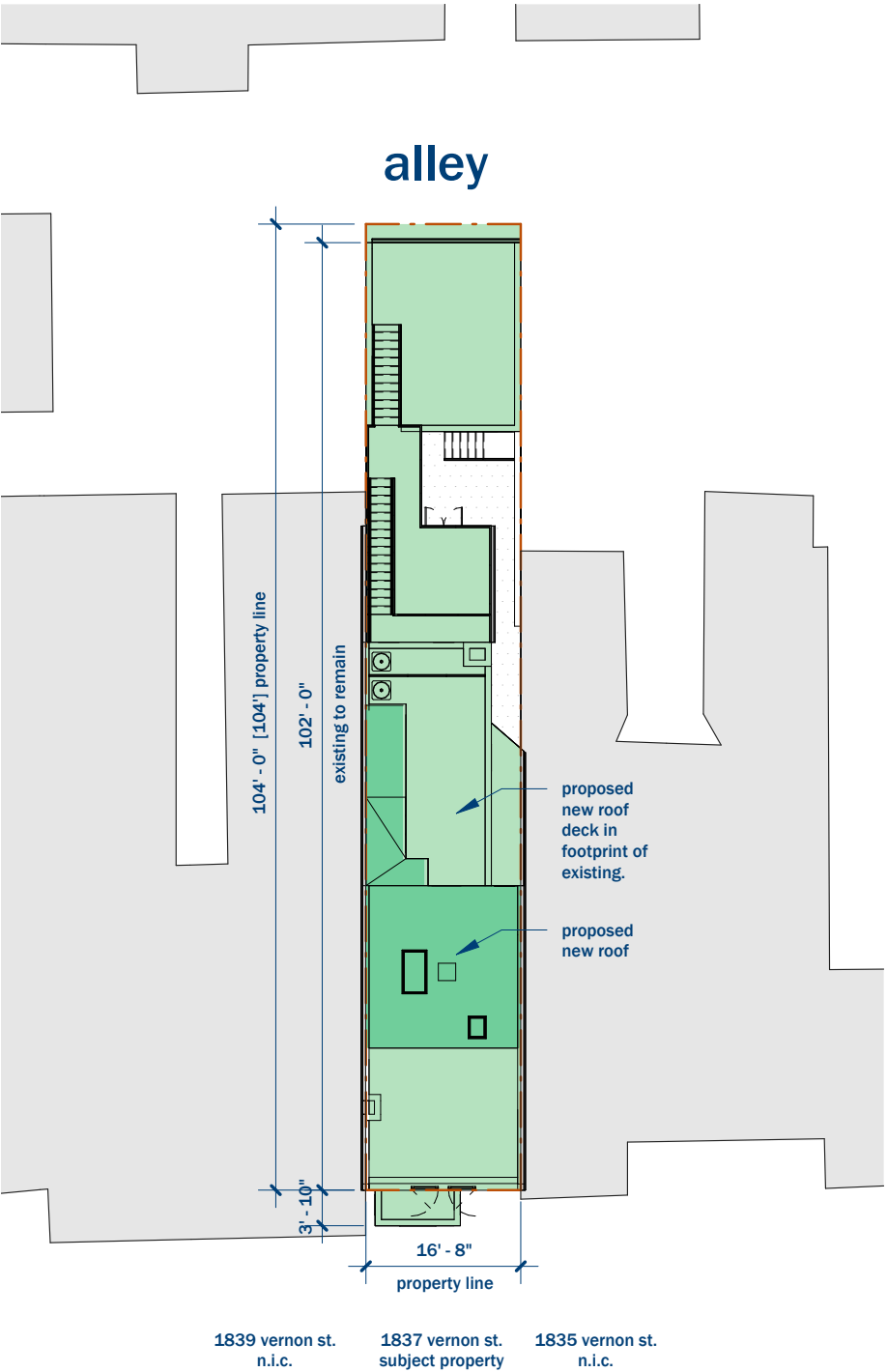
Apartment + Access Stairs

BZA Submission





vernon st. n.w.



vernon st. n.w.

- sheet notes:
1. dc cad map underlay is not accurate.
 2. DC provided plat survey:
 - a. is assumed to be accurate
 - b. used for creating property boundaries and dimensions shown
 3. all dimensions are to be field verified
 4. total lot occupancy on the principle dwelling and the accessory structure cannot exceed the maximum of 60% allowed in zone RA-2

ra-2 zoning regulations

reg	min / max	existing	proposed
f 302.1 - FAR	1.8	2.2	2.23
f 303.1 - stories	50' / 3 stories	44'-0.75" / 3 stories	no change
d 304.1 - lot occ.	60% max.	84.19%	87.70%
d 306.2 - rear yard	4" per 1' of height not less than 15'	10'-2" v.i.f.	0'-0" (Relief Requested)
d 206.2 - side yard			
east	4' - 0" min.	none	no change
west	4' - 0" min.	none	no change
c 1505.1 - PH FAR	0.4	none	no change

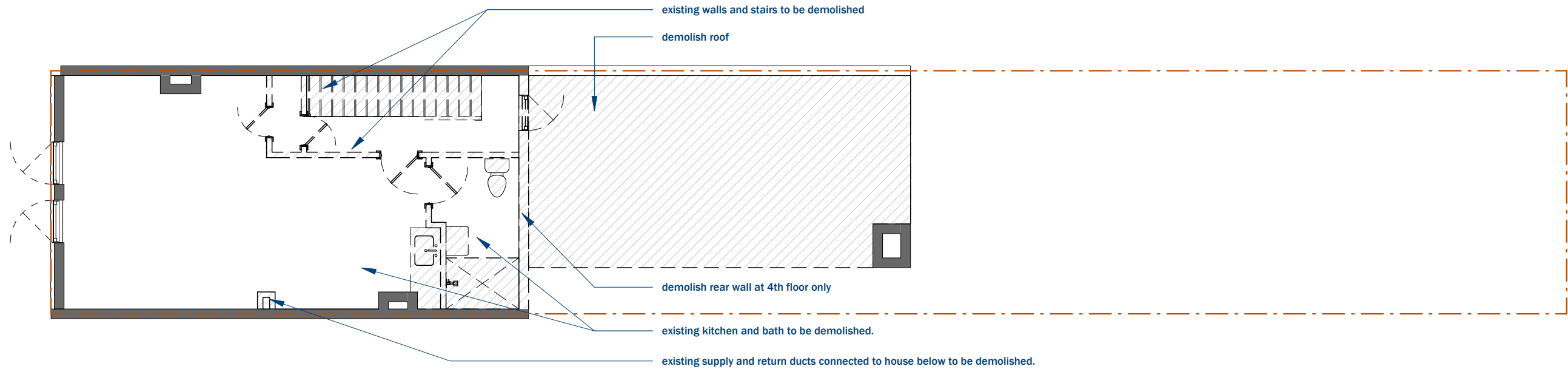


site demolition

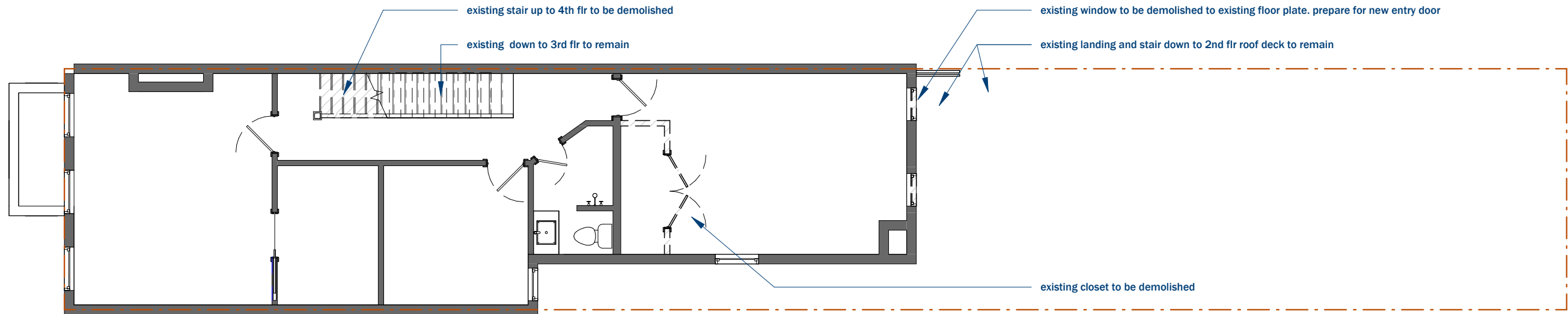
site proposed



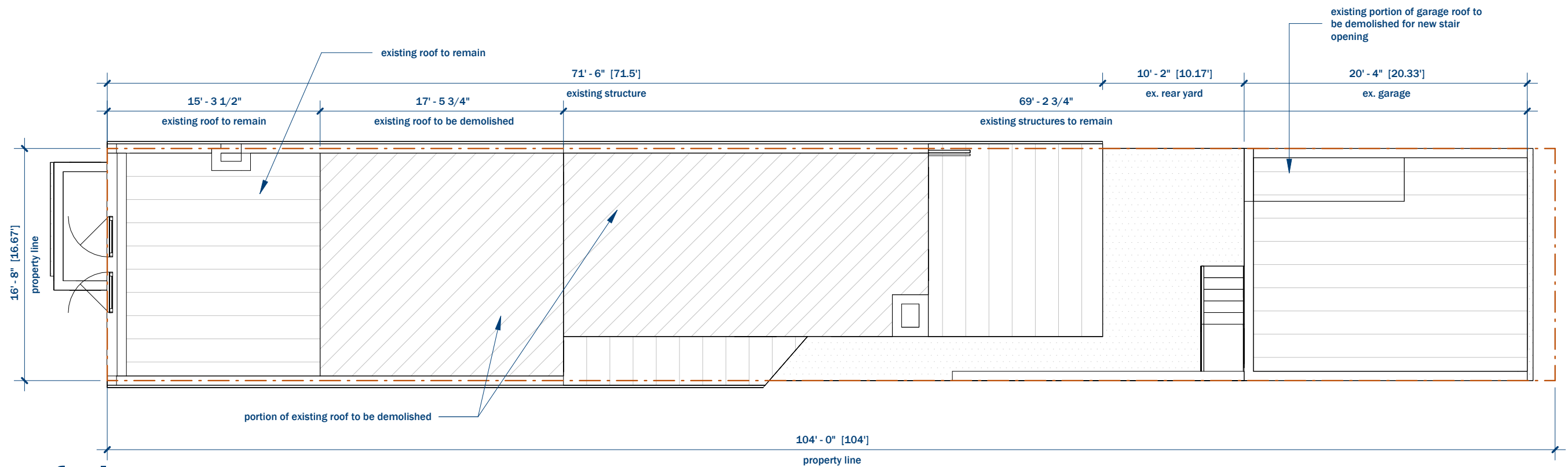
fourth floor



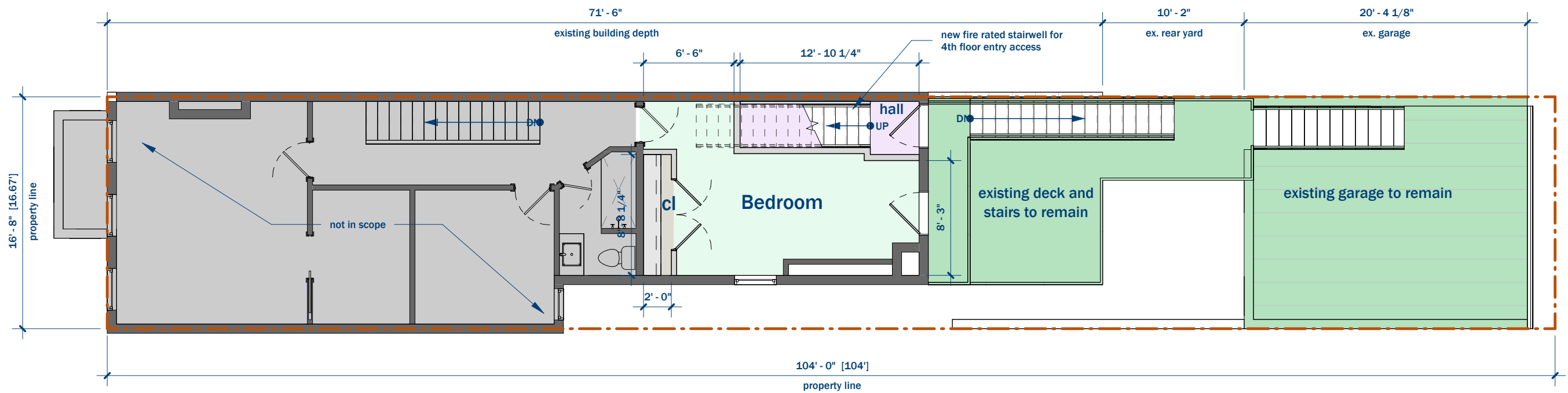
third floor



roof plan



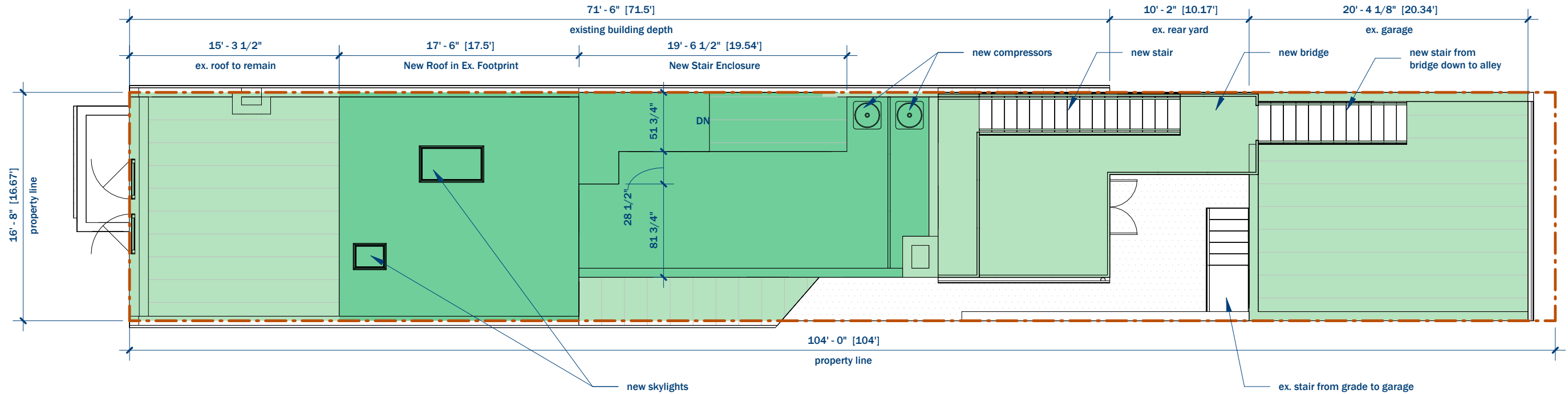
third floor



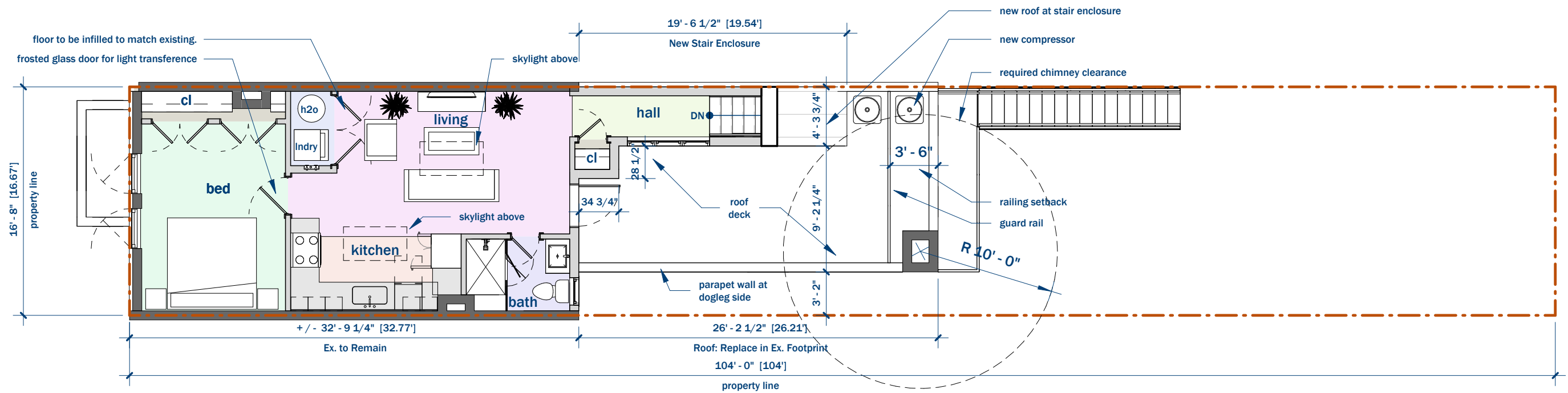
0211
1/8" = 1'-0"

layout plan - third floor
3 Feb. 2025





roof plan



fourth floor



