



marsh residence

alteration + addition

sd phase: bza coordination
date: 16 may 2024

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 - p.h. + roof
0301	building elevation
0302	building elevation - east
0303	building elevation - west
0401	building section

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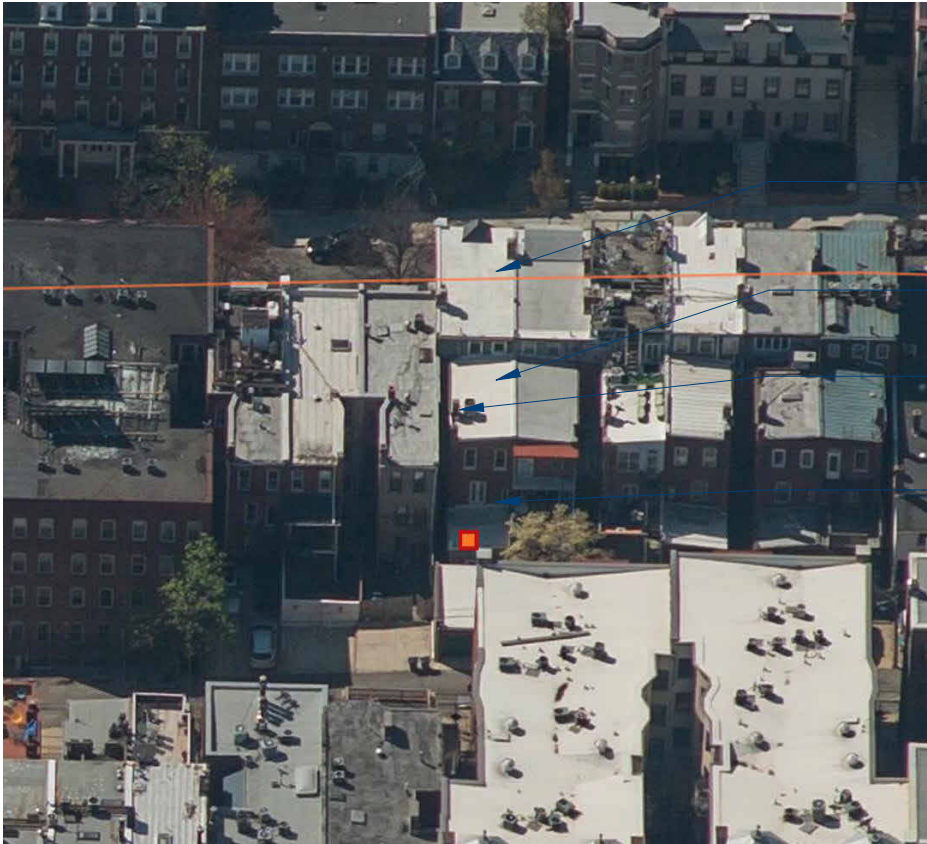
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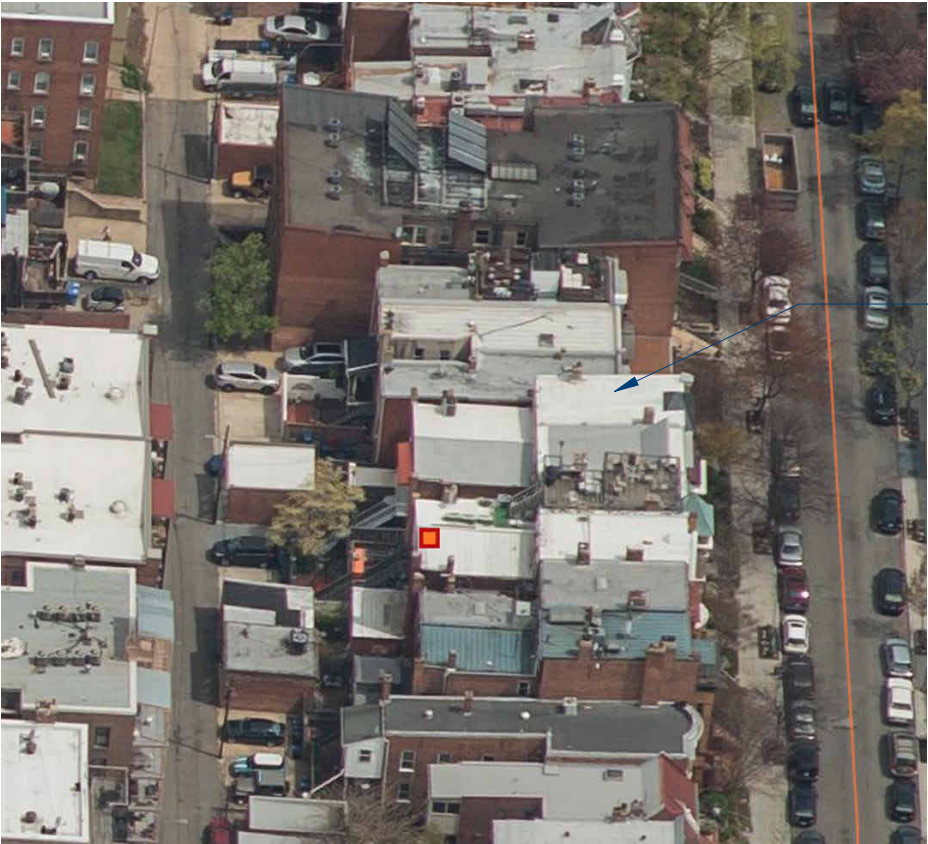
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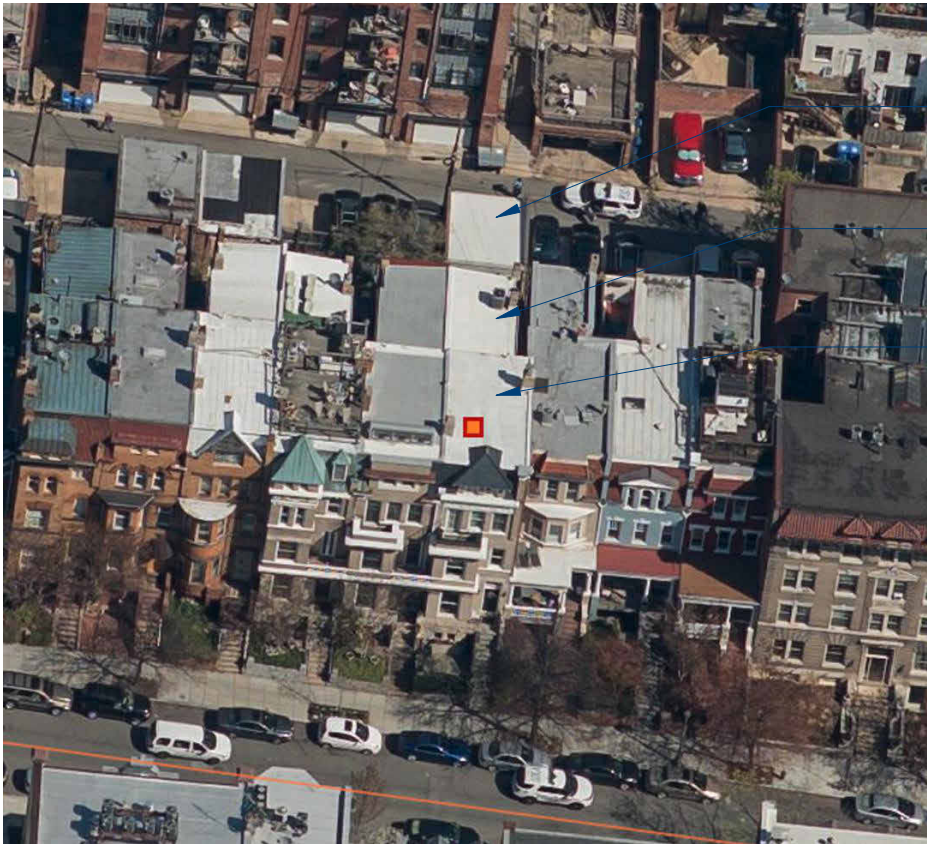
- ex. 4th floor roof. partial demolition to accomodate code required 7'-0" ceiling heingt in habitable space (rear half)
- ex. 3rd floor roof. full demolition to accomodate new roof deck and stairs to 4th floor.
- ex. chimnies to be extended as required by code
- rear stairs and deck to third floor currently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

north looking south



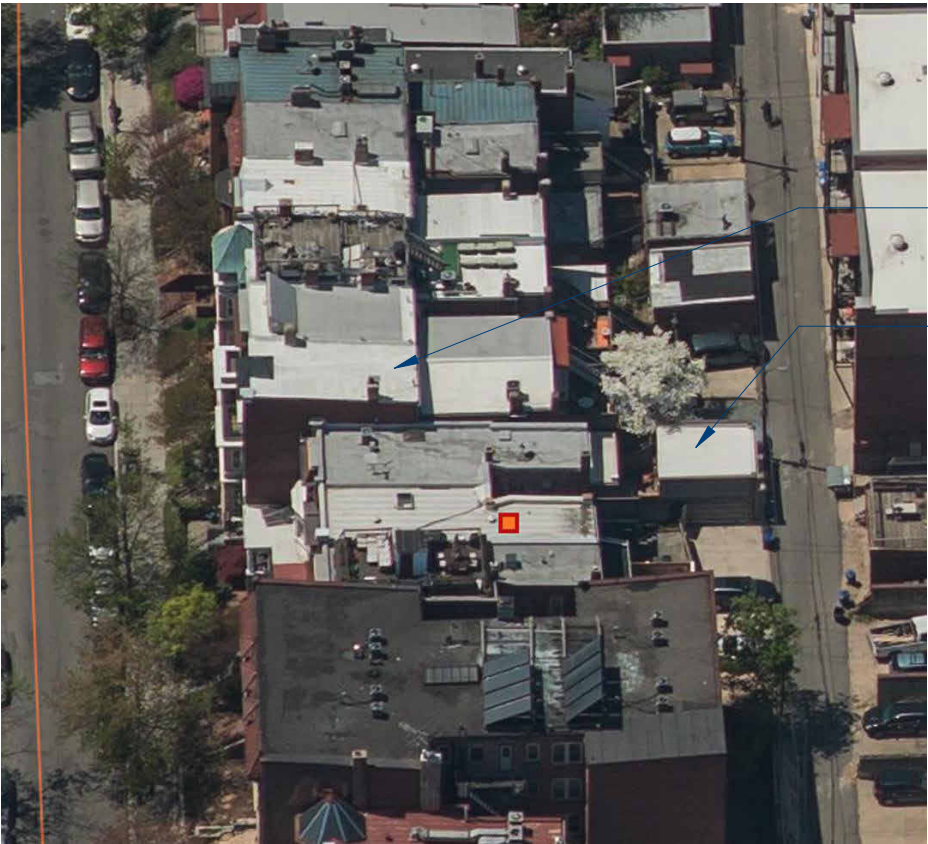
subject property

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

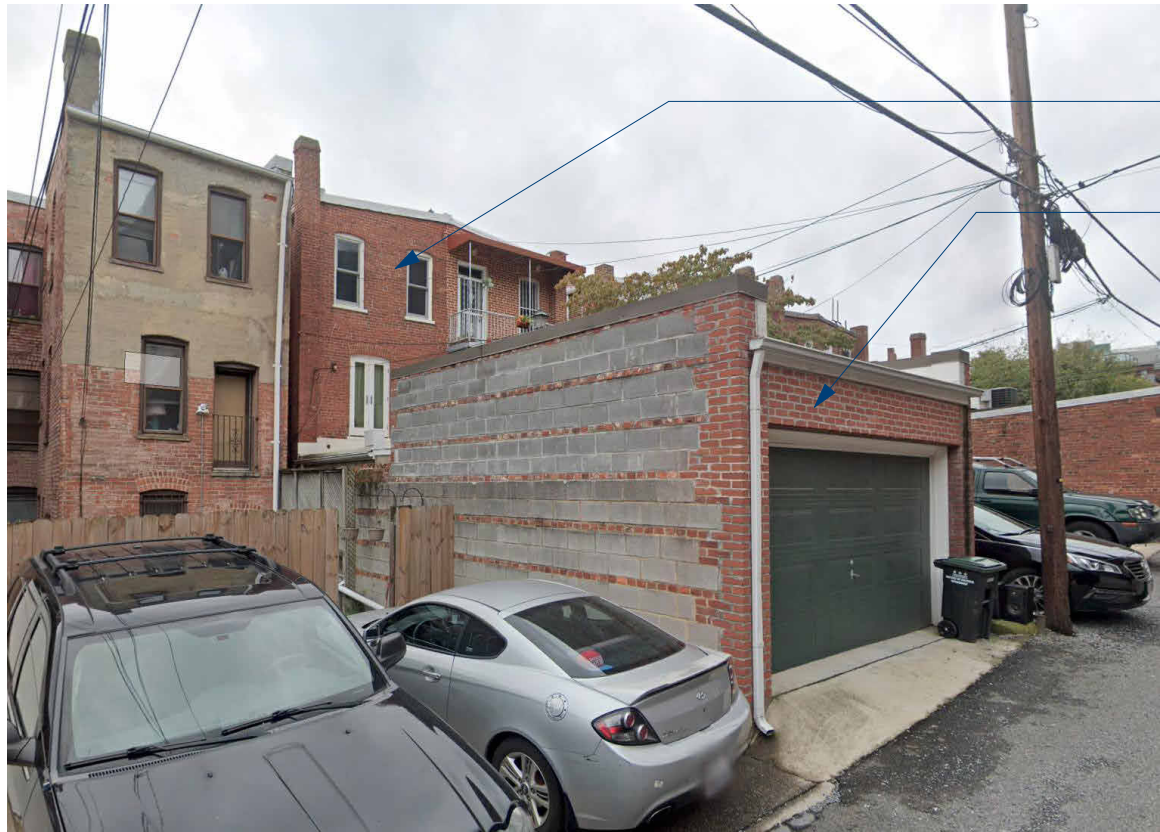


subject property

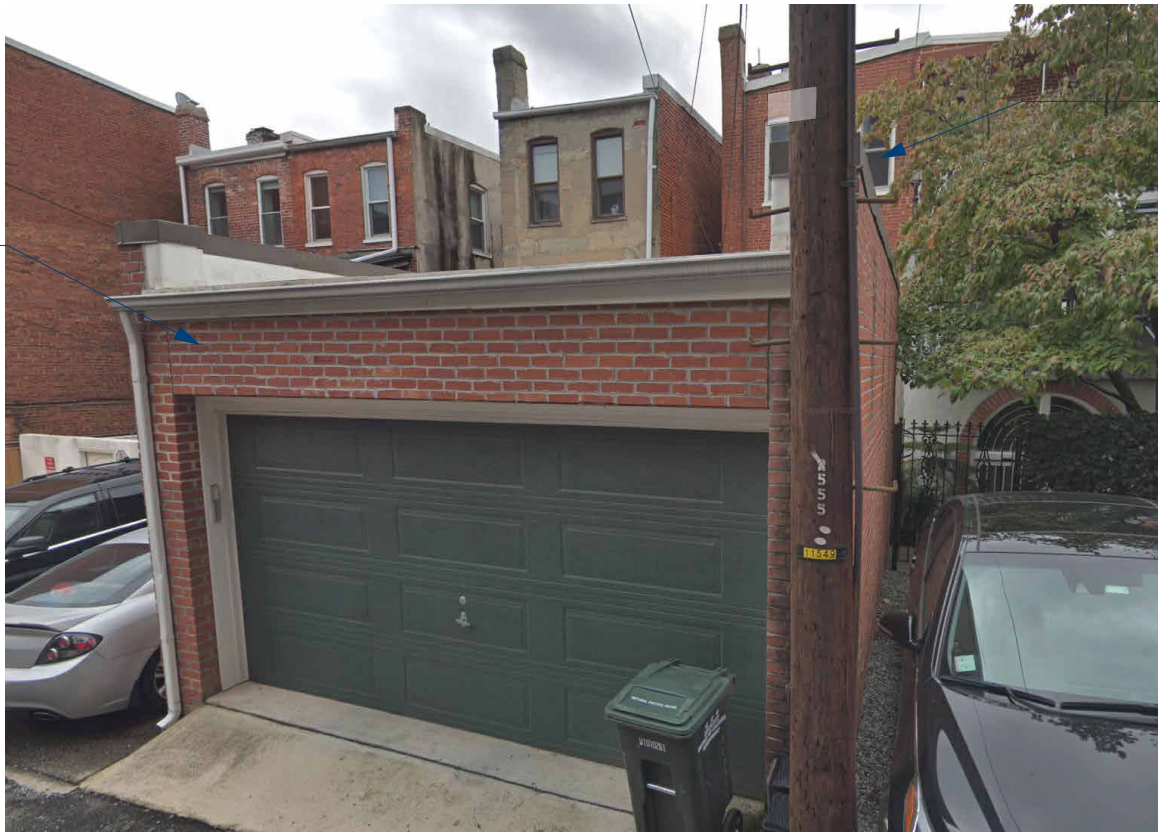
subject property garage

east looking west





alley image 1



alley image 2



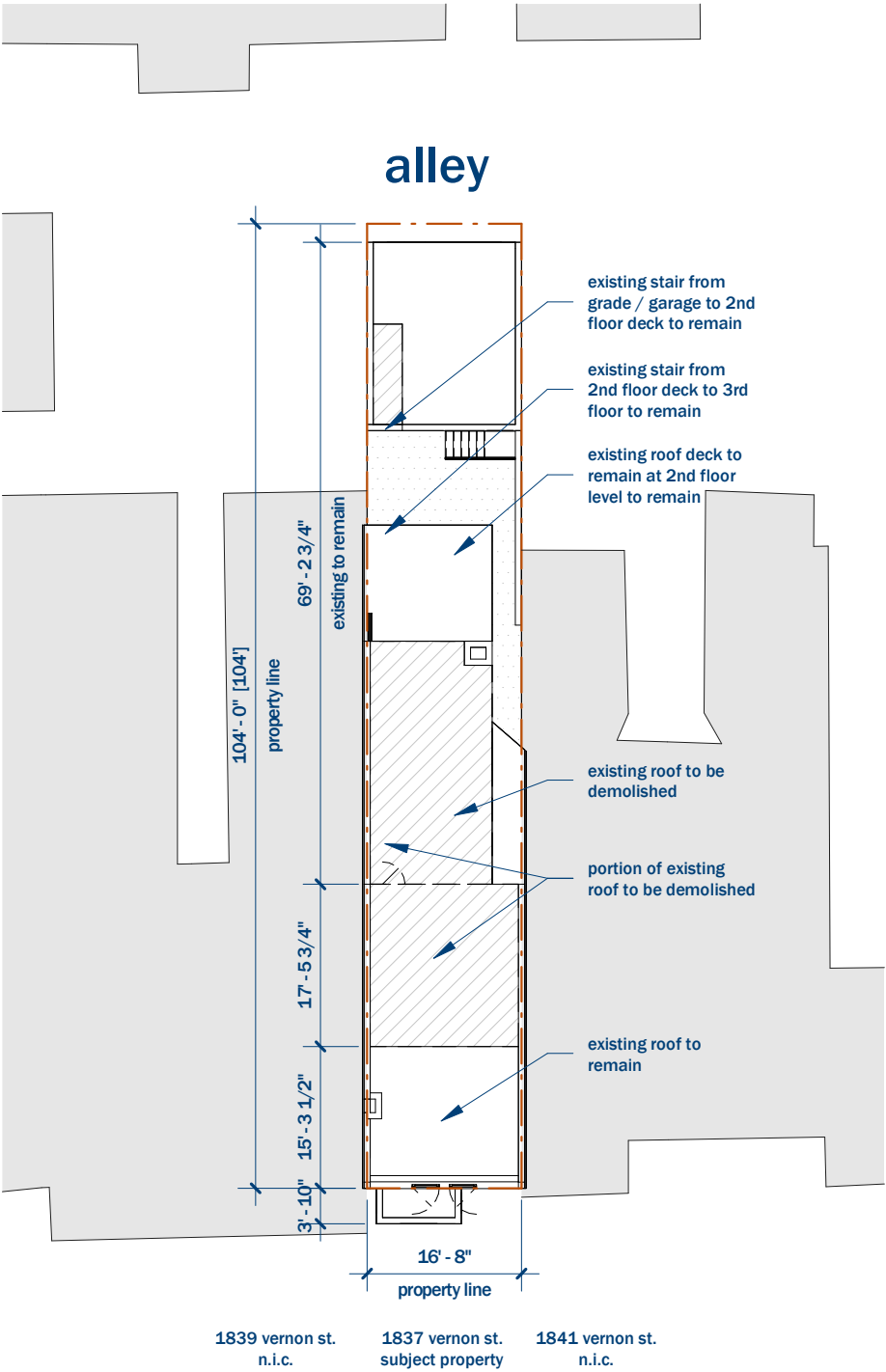
alley image 3

circle square cross

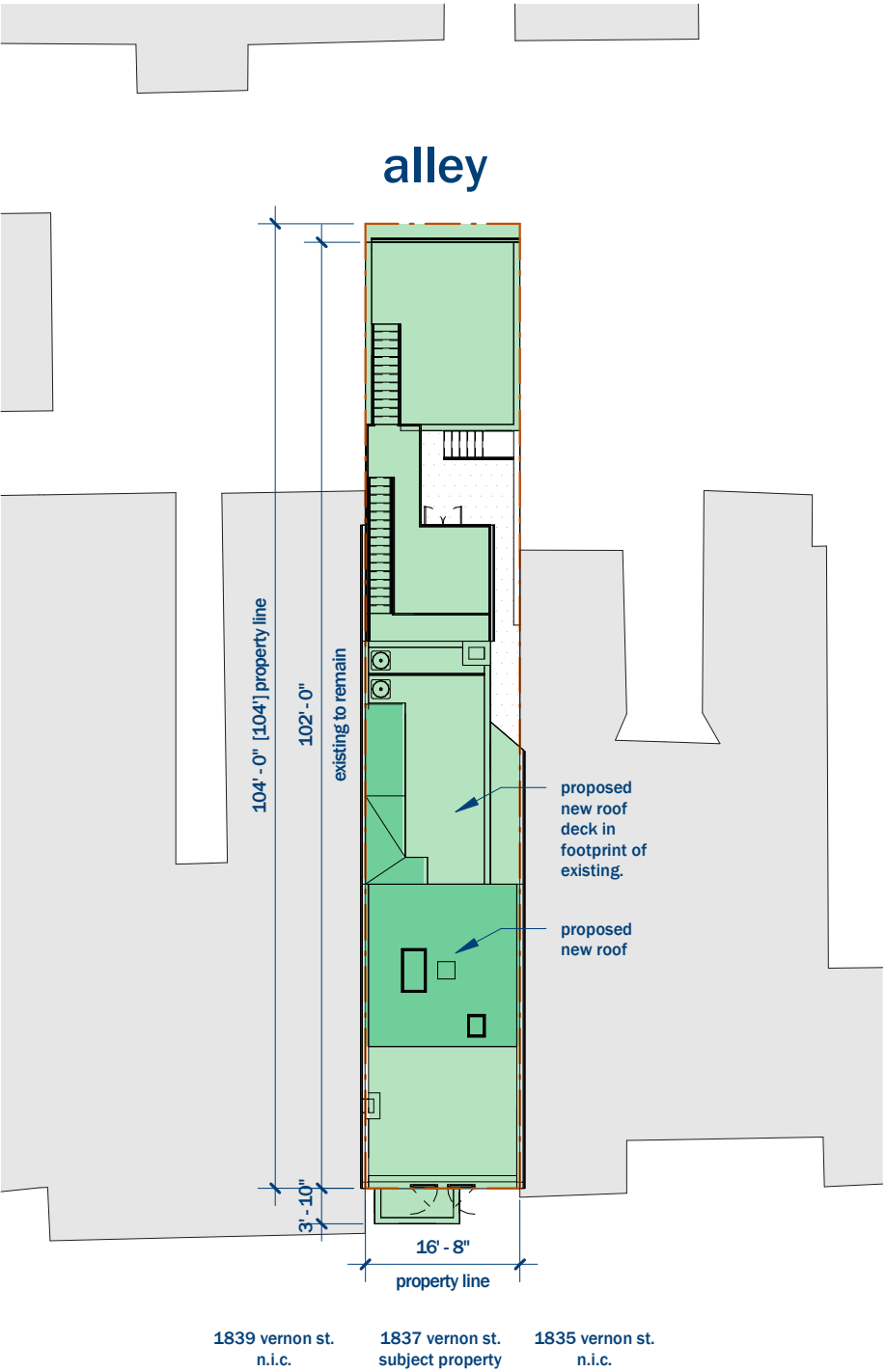
Apartment + Access Stairs

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	1.88	no change
f 303.1 - stories	50' / 3 stories	44'-0.75" / 3 stories	no change
d 304.1 - lot occ.	60% max.	(84.19%)	no change
d 306.2 - rear yard	4" per 1' of height not less than 15'	10'-2" v.i.f.	no change
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	0.32	0.35

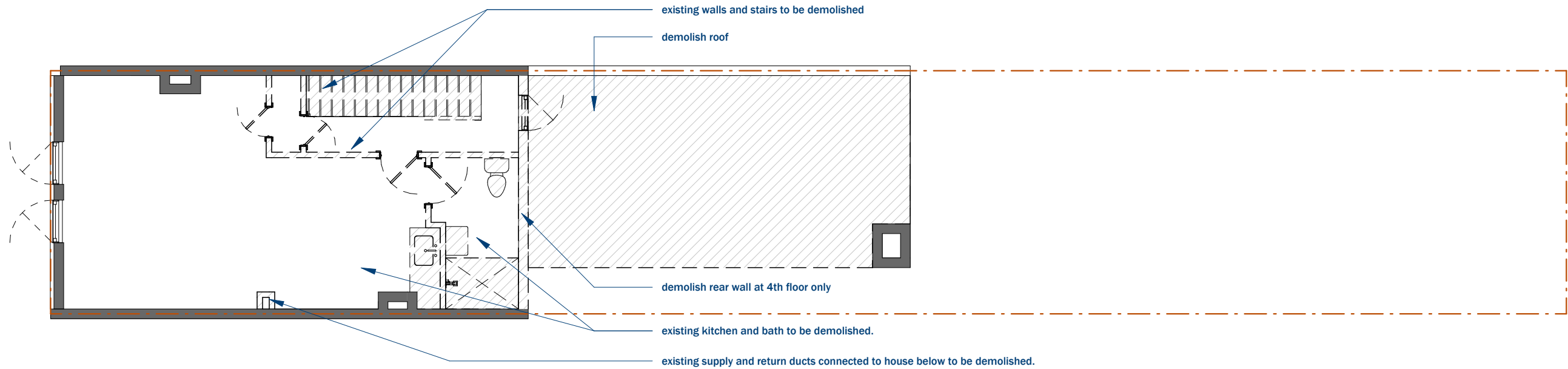


site demolition

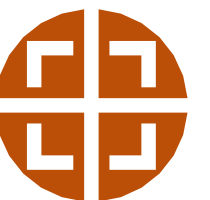
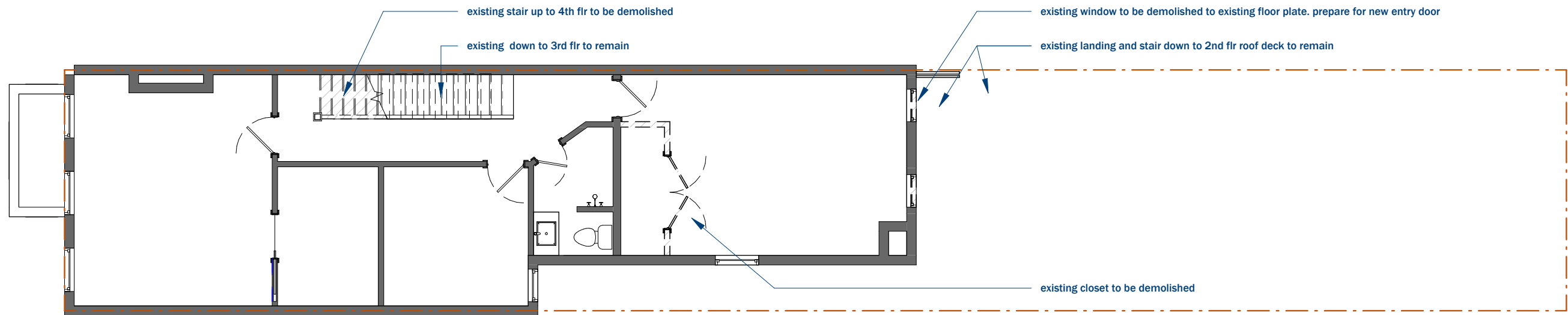
site proposed



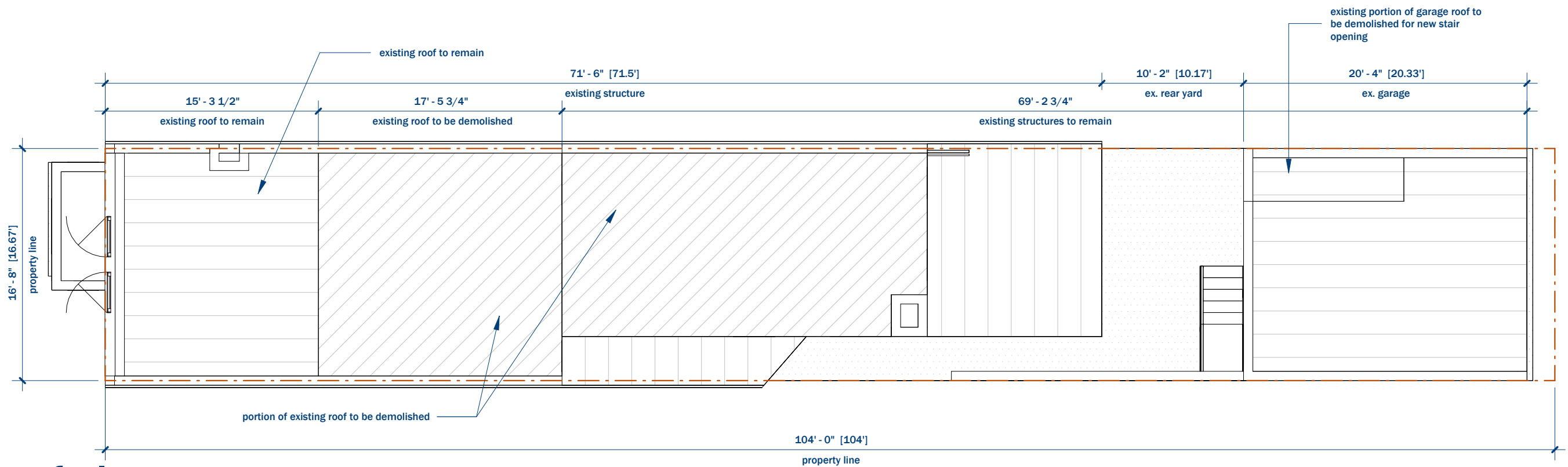
fourth floor



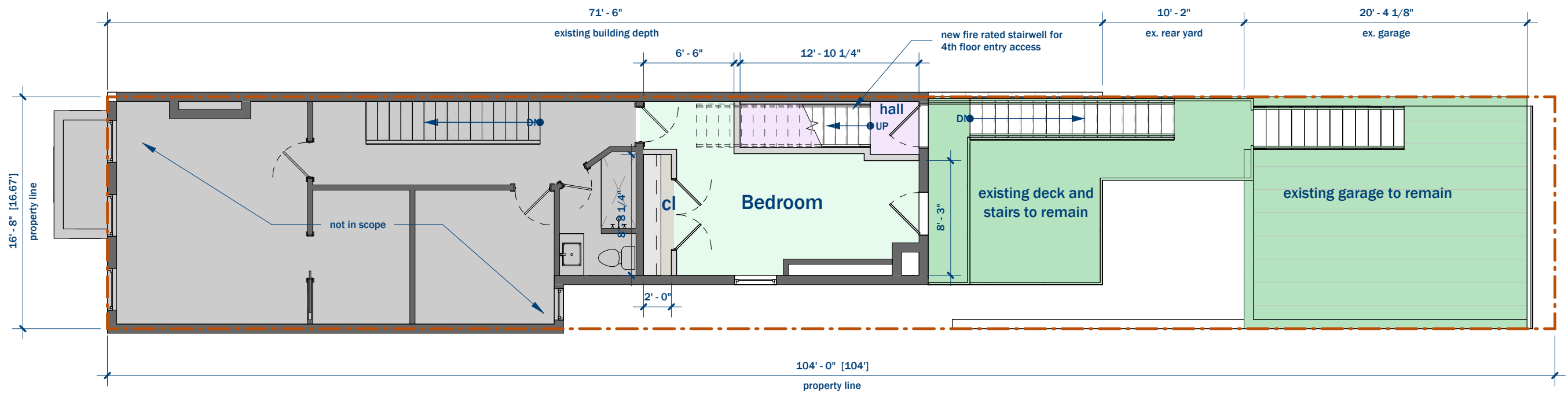
third floor



roof plan



third floor



0211
1/8" = 1'-0"

layout plan - third floor
16 may 2024



