

ZONING & CODE SUMMARY		
#	TOPIC	INFO
1	ADDRESS	3324 Sherman Avenue NW, Washington DC 20010
2	HISTORIC DISTRICT	N/A
3	SQUARE	2841
4	LOT	0864
5	ZONING DISTRICT	RF-1
6	WARD	Ward 1
7	YEAR BUILT	1933
8	OWNER(S)	3324 SHERMAN AVE LLC
9	EXISTING BUILDING DESCRIPTION	2-UNIT APARTMENT HOUSE
10	CONSTRUCTION TYPE	III
11	PROPOSED SCOPE OF WORK	CONVERSION FROM 2 FAMILY TO 3 FAMILY, BZA CASE #19796. REAR AND SIDE ADDITION, 3RD STORY ADDITION, NEW ROOF, NEW ROOF DECK, EXCAVATION AND UNDERPINNING, NEW FRONT AND REAR AREAWAYS, NEW SPRINKLER SYSTEM, NEW MEP SYSTEMS AND FIXTURES THROUGHOUT.
12	EXISTING USE	2-UNIT APARTMENT HOUSE
13	PROPOSED USE	3-UNIT APARTMENT HOUSE
14	EXISTING LOT SF	3,283.2 SQ FT
15	EXISTING BUILDING FOOTPRINT	1,068.8 SQ FT
16	PROPOSED BUILDING FOOTPRINT	1,604 SQ FT
17	EXISTING GROSS SF	3,698.34 SQ FT
18	PROPOSED BUILDING GROSS SF	6,466 SQ FT
19	MAXIMUM ALLOWABLE LOT OCCUPANCY	60%
20	EXISTING LOT OCCUPANCY	33%
21	PROPOSED LOT OCCUPANCY	46%
22	MAXIMUM BUILDING HEIGHT	35 FT
23	PROPOSED BUILDING HEIGHT	35 FT
24	FIRE PROTECTION	FULLY SPRINKLERED
25	APPLICABLE CODES	IBR/IRC 2012 W/ DCMR 12J 2013 SUPPLEMENT

THE DREW CONDOMINIUM

3324 SHERMAN AVE NW, WASHINGTON DC 20010

3324 SHERMAN AVE LLC

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PROJECT INFORMATION

The Drew Condominium
3324 SHERMAN AVE NW LLC
3324 Sherman Ave NW

PROJECT NUMBER: 2018-13

8/21/2018 2:08:40 PM

ISSUE RECORD

Issue:
Reference Sheet:
Drawing Date: 03/13/18
Drawn By: Author
Drawing Scale:

DRAWING INFORMATION

Cover Sheet

Board of Zoning Adjustment
District of Columbia

CASE NO. 19796
EXHIBIT NO. 32

2.000

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PROJECT INFORMATION

The Drew Condominium
3324 SHERMAN AVE NW LLC
3324 Sherman Ave NW

PROJECT NUMBER: 2018-13

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ISSUE RECORD

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DRAWING INFORMATION

Existing Conditions
Photo

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PROJECT INFORMATION

The Drew Condominium
3324 SHERMAN AVE NW LLC
3324 Sherman Ave NW

PROJECT NUMBER: 2018-13

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Existing Conditions
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PROJECT INFORMATION

The Drew Condominium
3324 SHERMAN AVE NW LLC
3324 Sherman Ave NW

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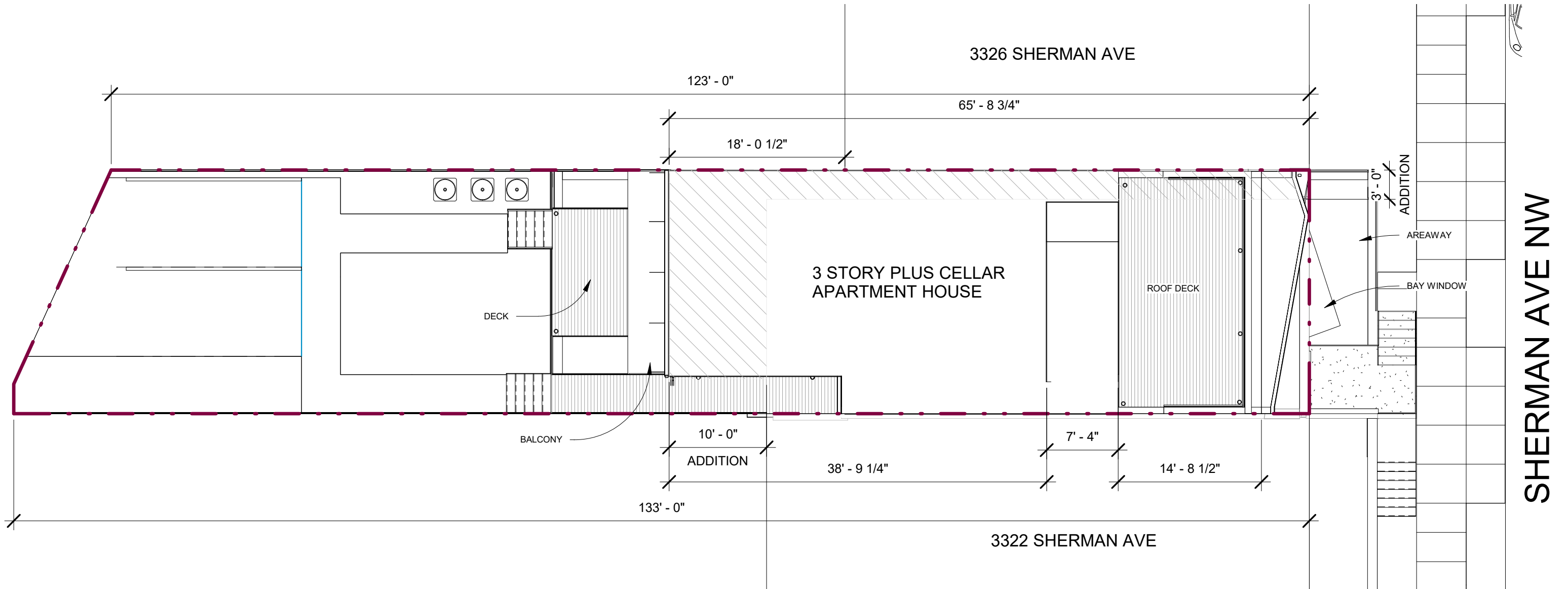
DRAWING INFORMATION

Existing Conditions
Photo

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307.4 In the case of a building existing on or before the effective date of this title, with a non-conforming side yard, an extension or addition may be made to the building; provided, that the width of the existing side yard shall not be decreased and provided further, that the width of the existing side yard shall be a minimum of two feet (2 ft.).



01 Site Plan BZA
SCALE 1" = 10'-0"

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PROJECT INFORMATION

The Drew Condominium
3324 SHERMAN AVE NW LLC
3324 Sherman Ave NW

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ISSUE RECORD

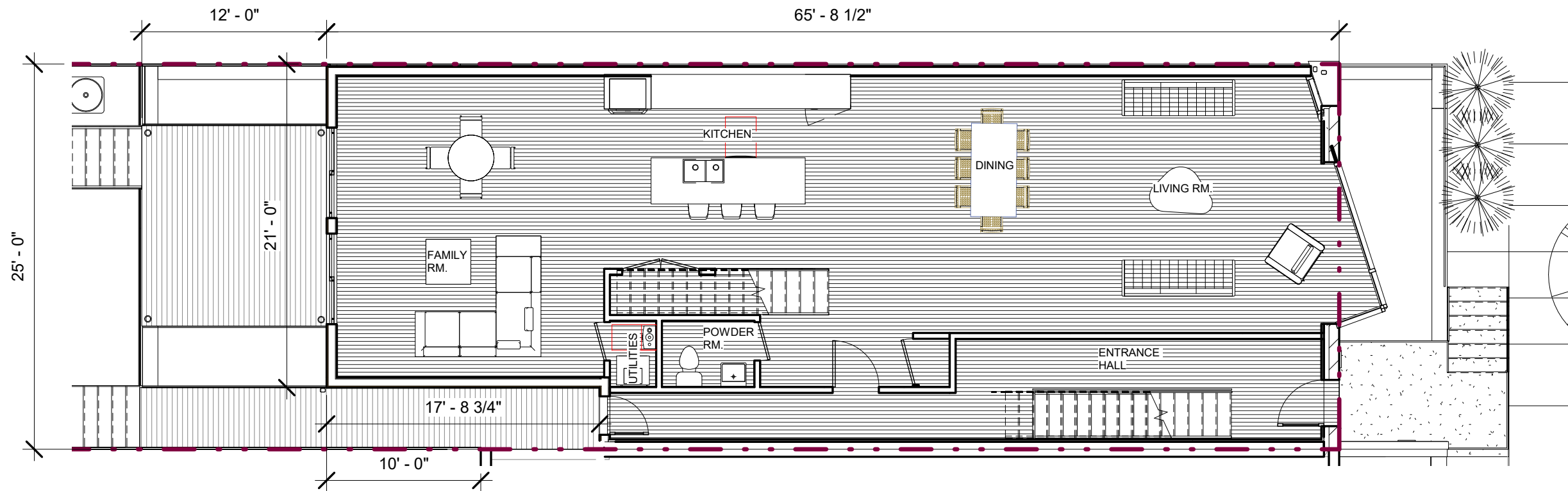
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Reference Sheet:
Drawing Date: 04/19/18
Drawn By: Author
Drawing Scale: 1" = 10'-0"

DRAWING INFORMATION

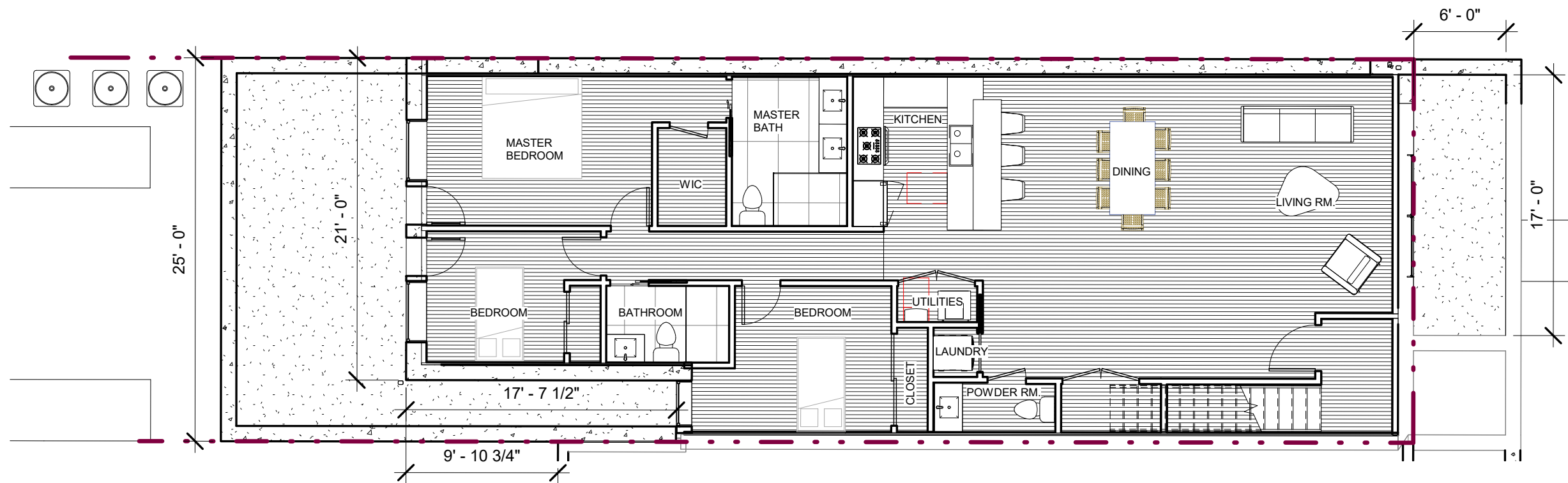
Site Plan

Z.100

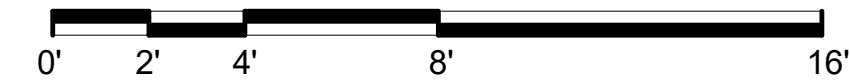
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02 Proposed 1st Floor Plan - BZA
SCALE 1/8" = 1'-0"



01 Proposed Cellar Floor Plan - BZA
SCALE 1/8" = 1'-0"



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PROJECT INFORMATION

The Drew Condominium
3324 SHERMAN AVE NW LLC
3324 Sherman Ave NW

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ISSUE RECORD

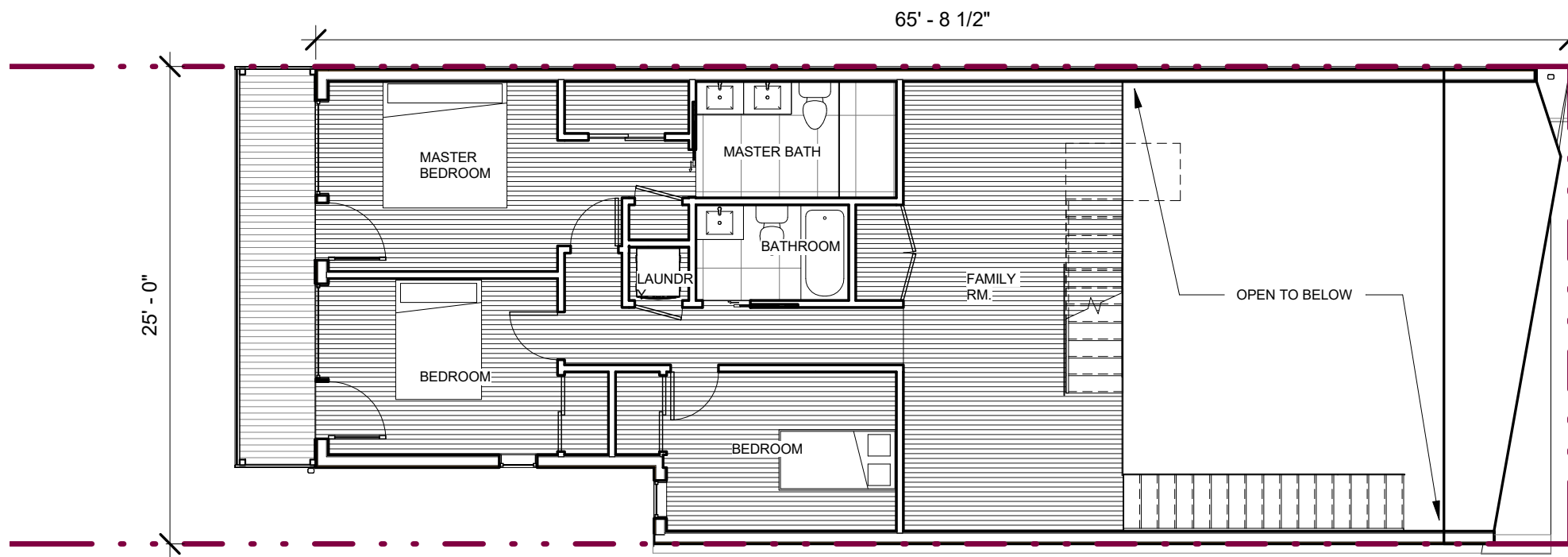
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Reference Sheet:
Drawing Date: 04/19/18
Drawn By: Author
Drawing Scale: 1/8" = 1'-0"

DRAWING INFORMATION

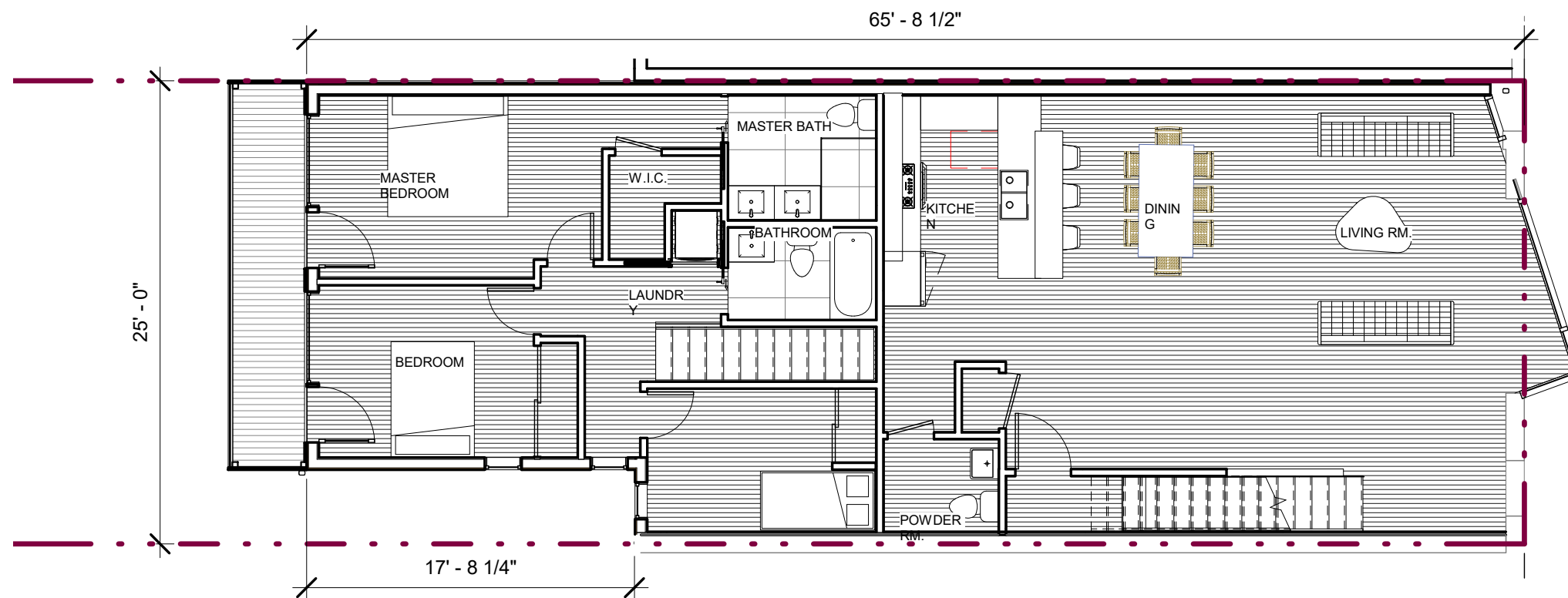
Floor Plans

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02 Proposed 3rd Floor Plan - BZA
SCALE 1/8" = 1'-0"



01 Proposed 2nd Floor Plan - BZA
SCALE 1/8" = 1'-0"



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PROJECT INFORMATION

The Drew Condominium
3324 SHERMAN AVE NW LLC
3324 Sherman Ave NW

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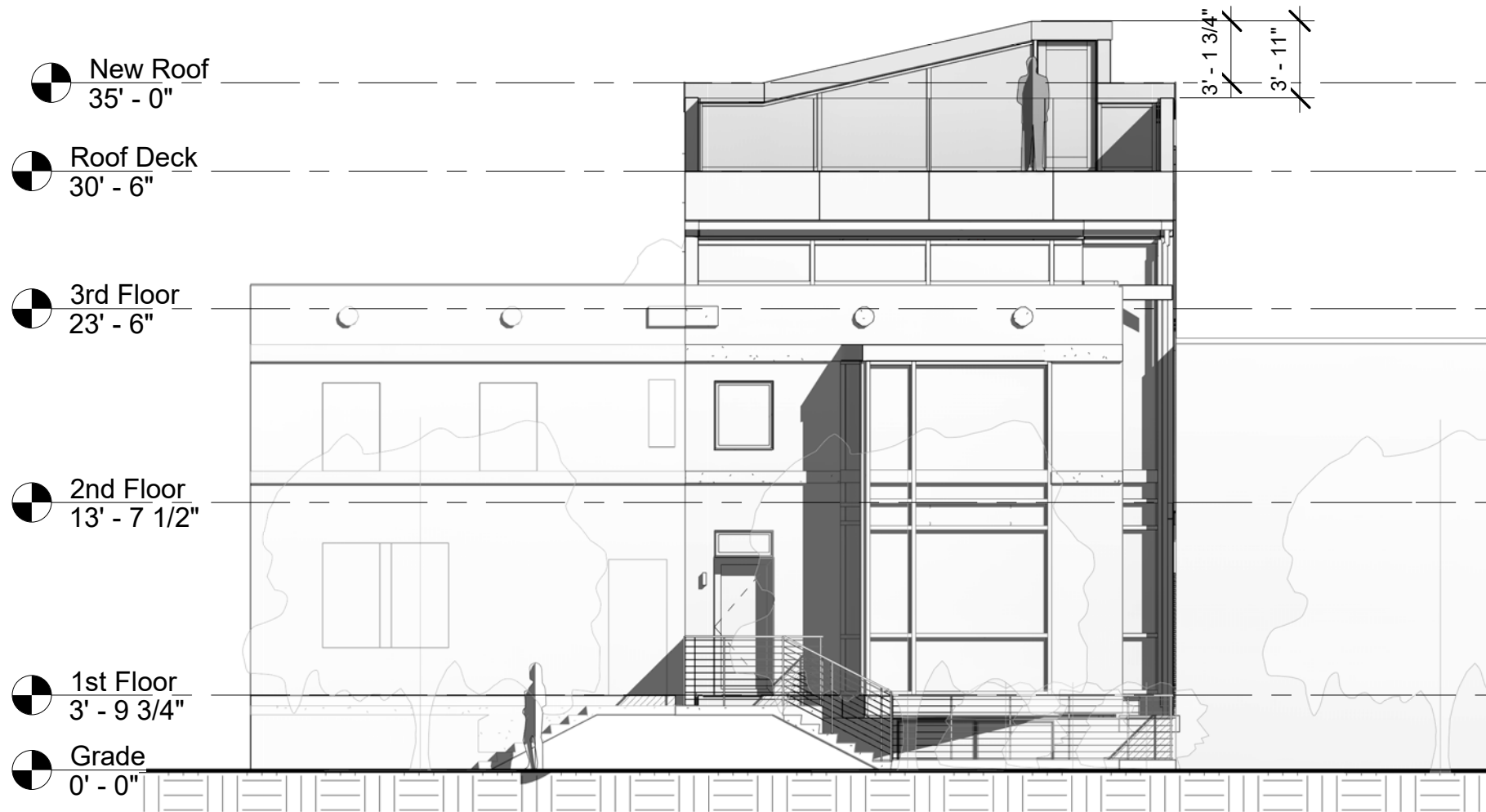
Issue:
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DRAWING INFORMATION

Floor Plans

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01 Proposed East Elevation - BZA
SCALE 1/8" = 1'-0"



02 Proposed West Elevation - BZA
SCALE 1/8" = 1'-0"

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PROJECT INFORMATION

The Drew Condominium
3324 SHERMAN AVE NW LLC
3324 Sherman Ave NW

PROJECT NUMBER: **2018-13**

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DRAWING INFORMATION

Elevations

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● New Roof
35' - 0"

● Roof Deck
30' - 6"

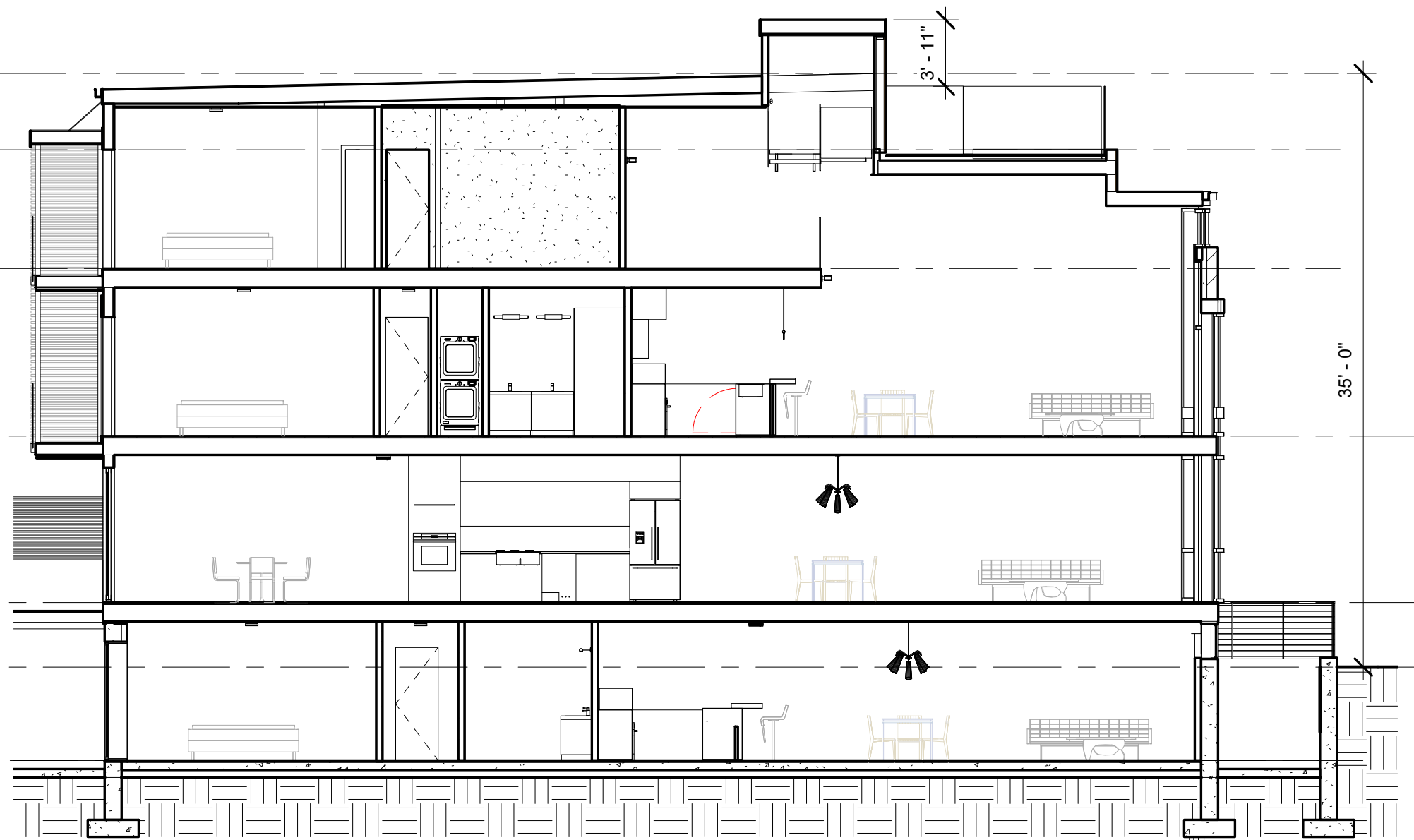
● 3rd Floor
23' - 6"

● 2nd Floor
13' - 7 1/2"

● 1st Floor
3' - 9 3/4"

● Grade
0' - 0"

● New Cellar
-5' - 6"



01 Long. Section
SCALE 1/8" = 1'-0"



01 | View from Across
SCALE



02 | View from North
SCALE

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PROJECT INFORMATION

The Drew Condominium
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Perspectives

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