

SHERMAN AVE RESIDENCES

2710 SHERMAN AVE NW, WASHINGTON, D.C. 20001

PROJECT DATA

OWNERS:	SOFIA M. AHMED, ABUBAKER F. SULIMAN
EXISTING PROPOSED	SINGLE FAMILY SEMI-DETACHED 3 DWELLING UNITS
SCOPE OF WORK	PROPOSED LEVEL 03 ADDITION TO AN EXISTING SINGLE FAMILY, SEMI-DETACHED ROW HOUSE. 3 DWELLING UNITS PROPOSED.

ZONING DATA

SQUARE / LOT	2858 / 0052	
ZONE	RF-1	
USE GROUP	R-3	
CONSTRUCTION TYPE	VB	
	EXISTING	PROPOSED
STORIES	2 + CELLAR	3 + CELLAR
LOT SIZE	3,000 SF	NO CHANGE
LOT OCCUPANCY 60%	940 SF / 31.3%	1,570 SF / 52.3%
FRONT SETBACK	0'-4"	NO CHANGE
LEFT SETBACK	0'	NO CHANGE
RIGHT SETBACK	6'-6"	NO CHANGE
REAR SETBACK	67'-5"	32'-8"
HEIGHT	23'-7"	33'-10"
DWELLING UNITS	1	3
DWELLING UNIT AREAS		
UNIT A	N/A	1,139 SF
UNIT B	N/A	1,407 SF
UNIT C	N/A	1,930 SF
COMMON AREA	N/A	30 SF
TOTAL	N/A	4,506 SF
PERVIOUS SURFACE	0 SF / 0%	0 SF / 0%

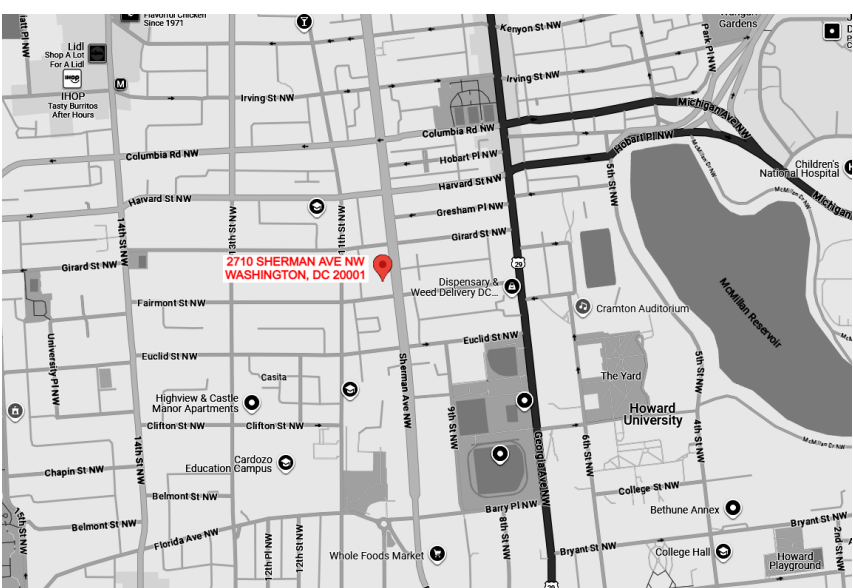
PROJECT TEAM

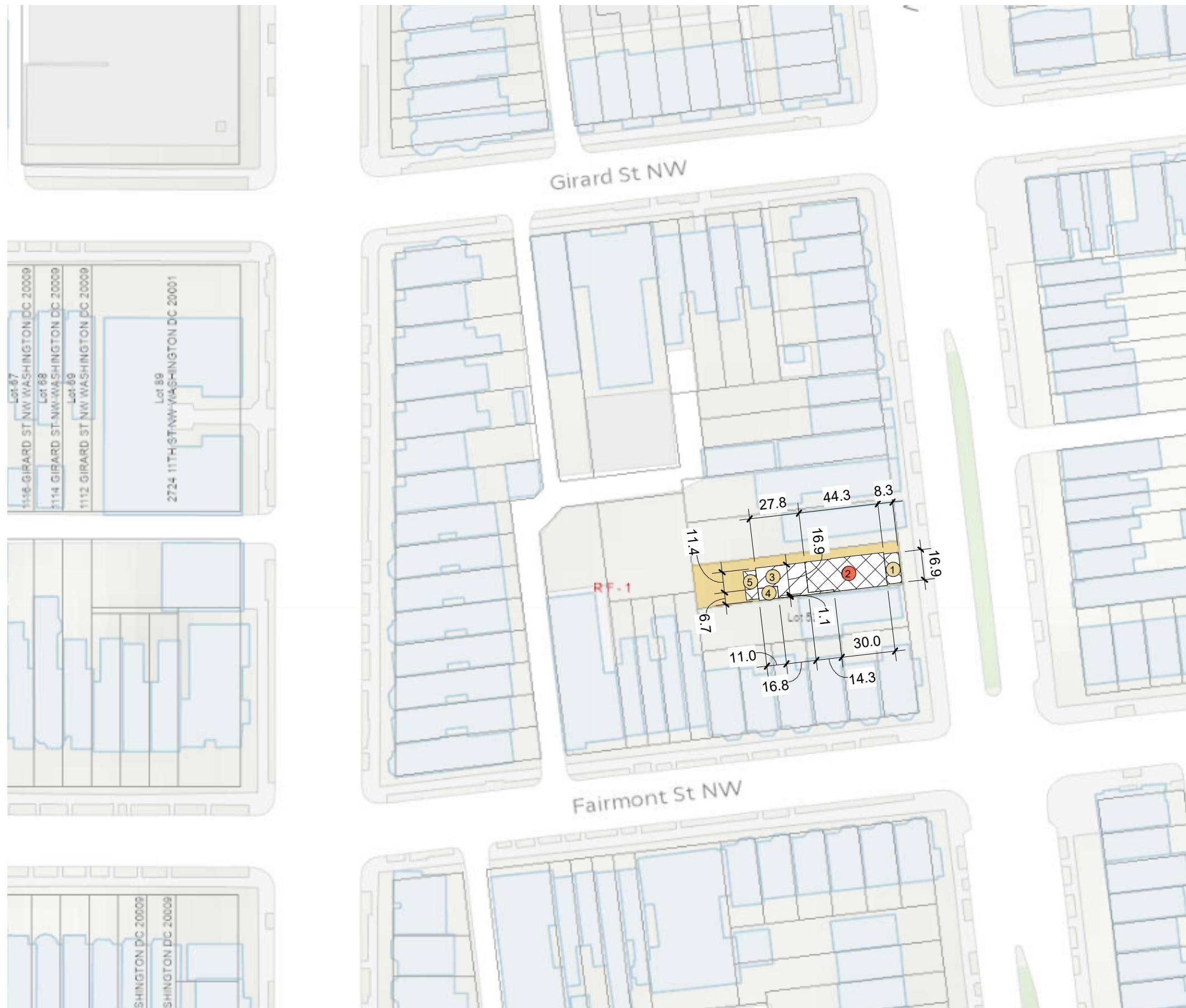
ARCHITECT
EUSTILUS LLC
ERIC TERAN
2800 N. ROSSER ST
ALEXANDRIA, VA 22311
202-569-9620
ETERAN@EUSTILUS.COM

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VICINITY MAP





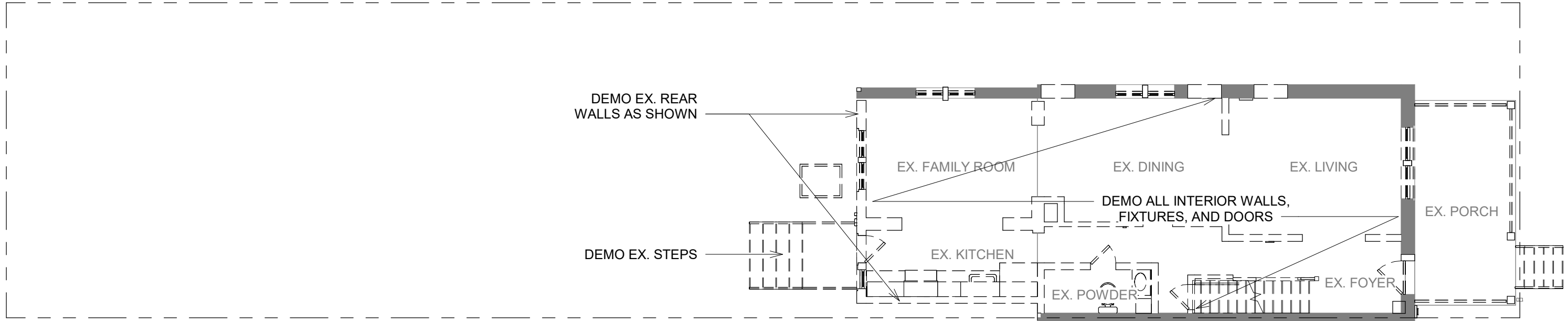
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VICINITY PLAN

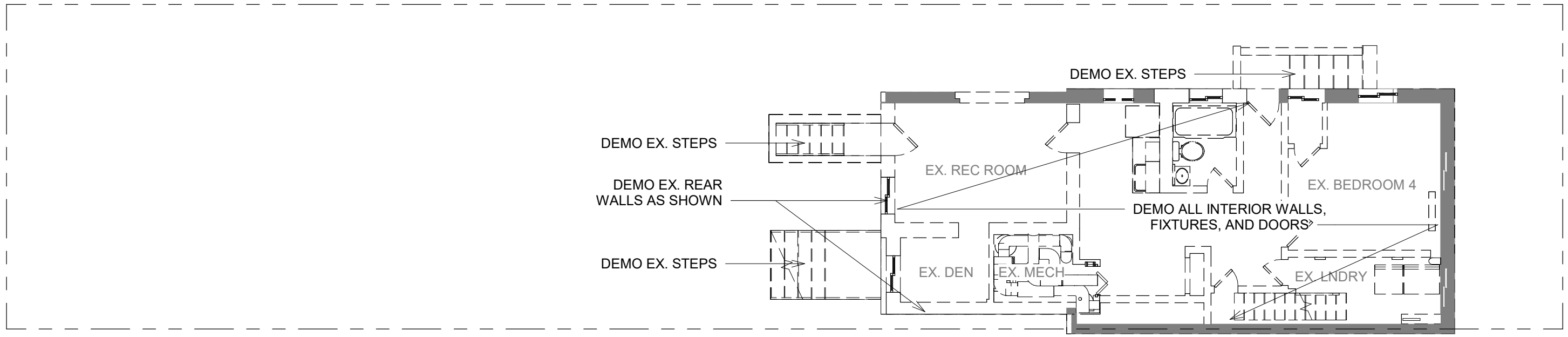
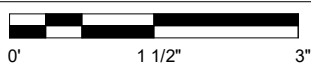
SCALE : 1" = 60'-0"



2

LEVEL 01 - DEMOLITION - BZA

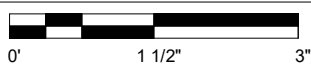
1/8" = 1'-0"



1

CELLAR - DEMOLITION

1/8" = 1'-0"



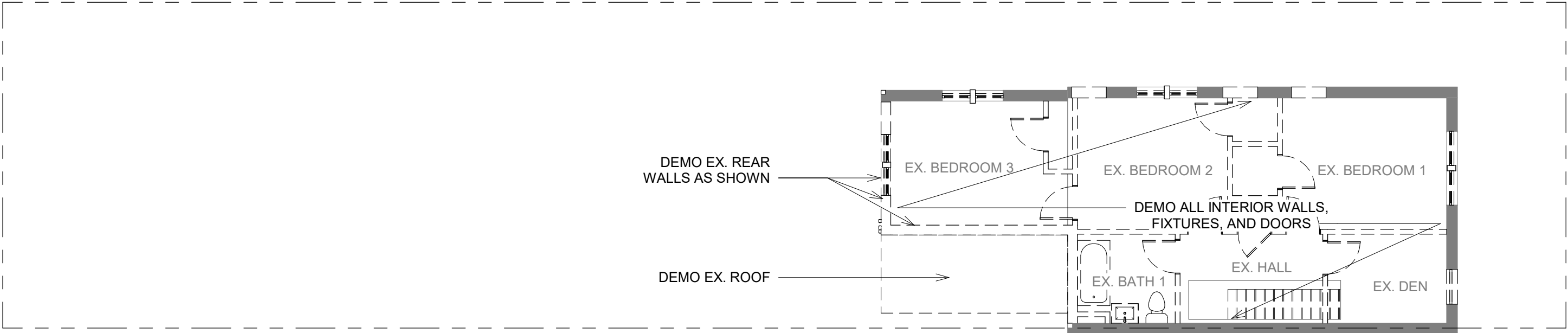
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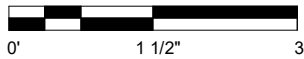
EXISTING & DEMOLITION PLANS

SCALE: 1/8" = 1'-0"



1 LEVEL 02 - DEMOLITION

1/8" = 1'-0"



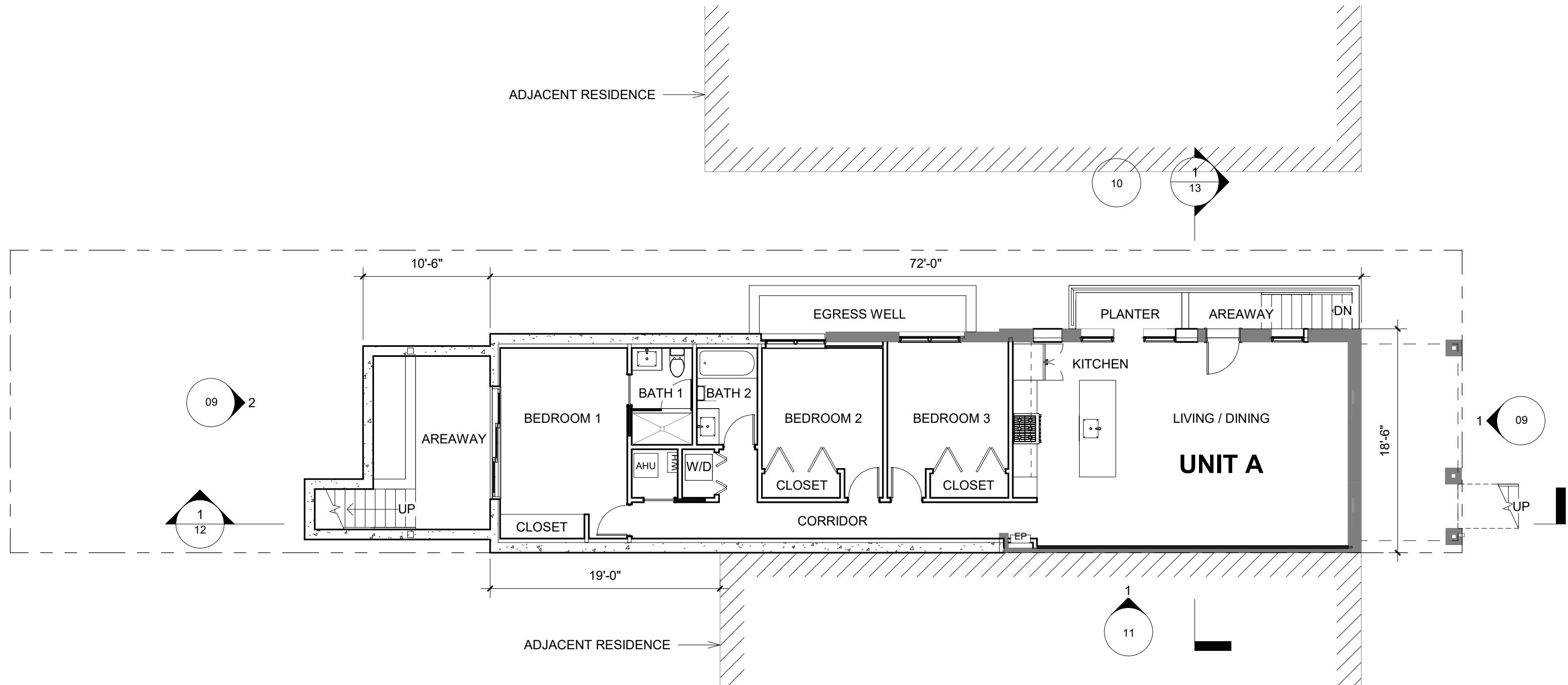
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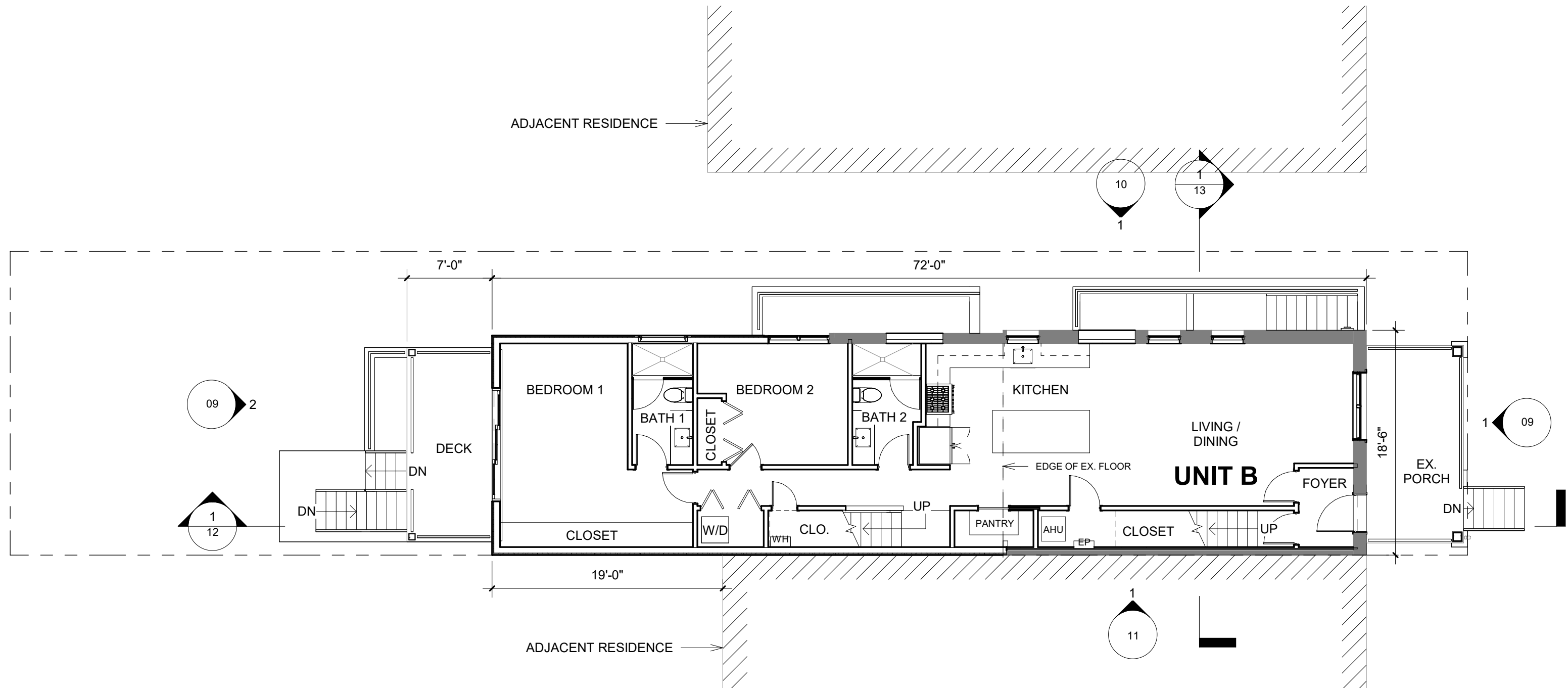
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EXISTING & DEMOLITION PLAN

SCALE : 1/8" = 1'-0"





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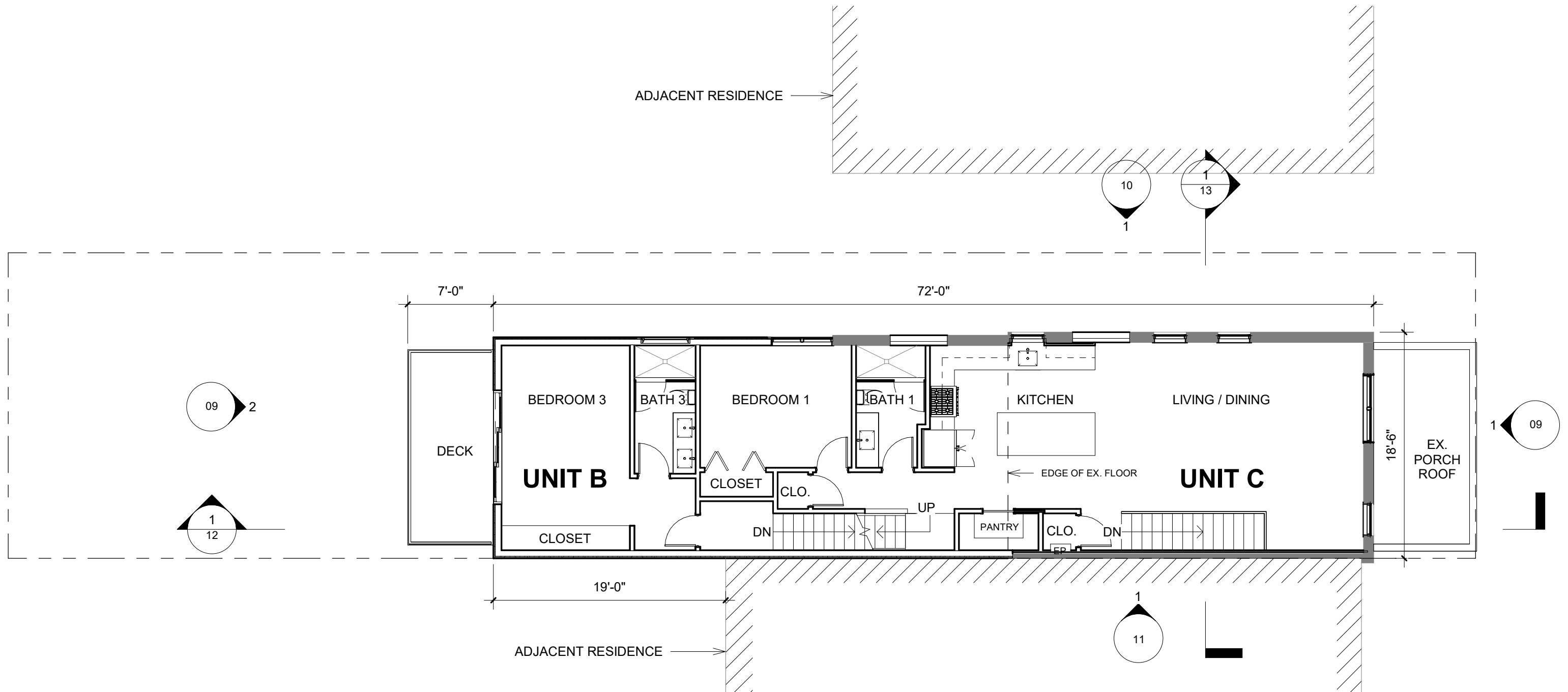
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FLOOR PLAN - LEVEL 01

05

SCALE : 1/8" = 1'-0"



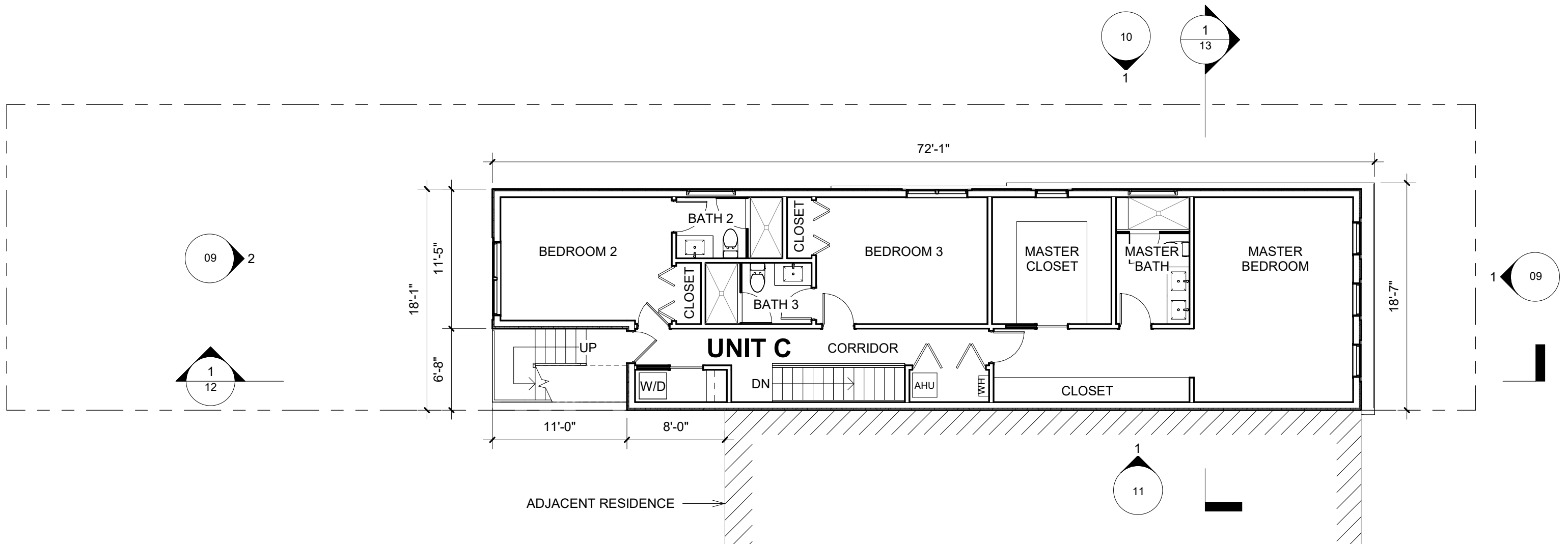
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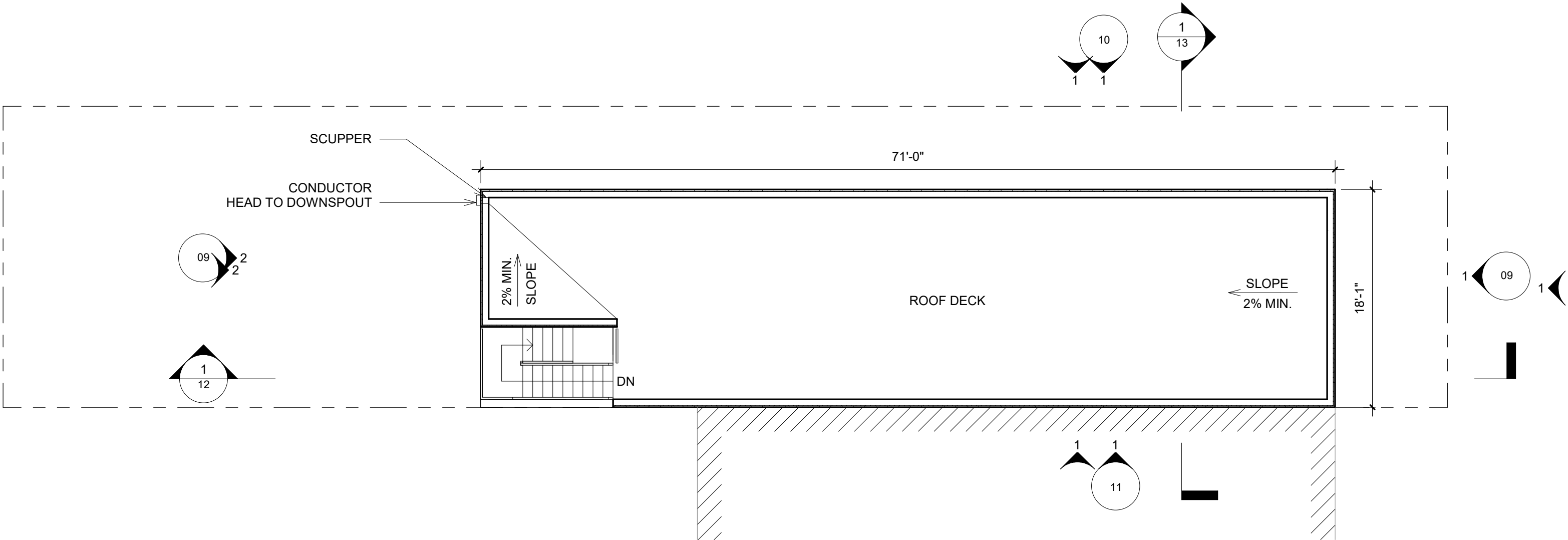
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FLOOR PLAN - LEVEL 02

SCALE: 1/8" = 1'-0"





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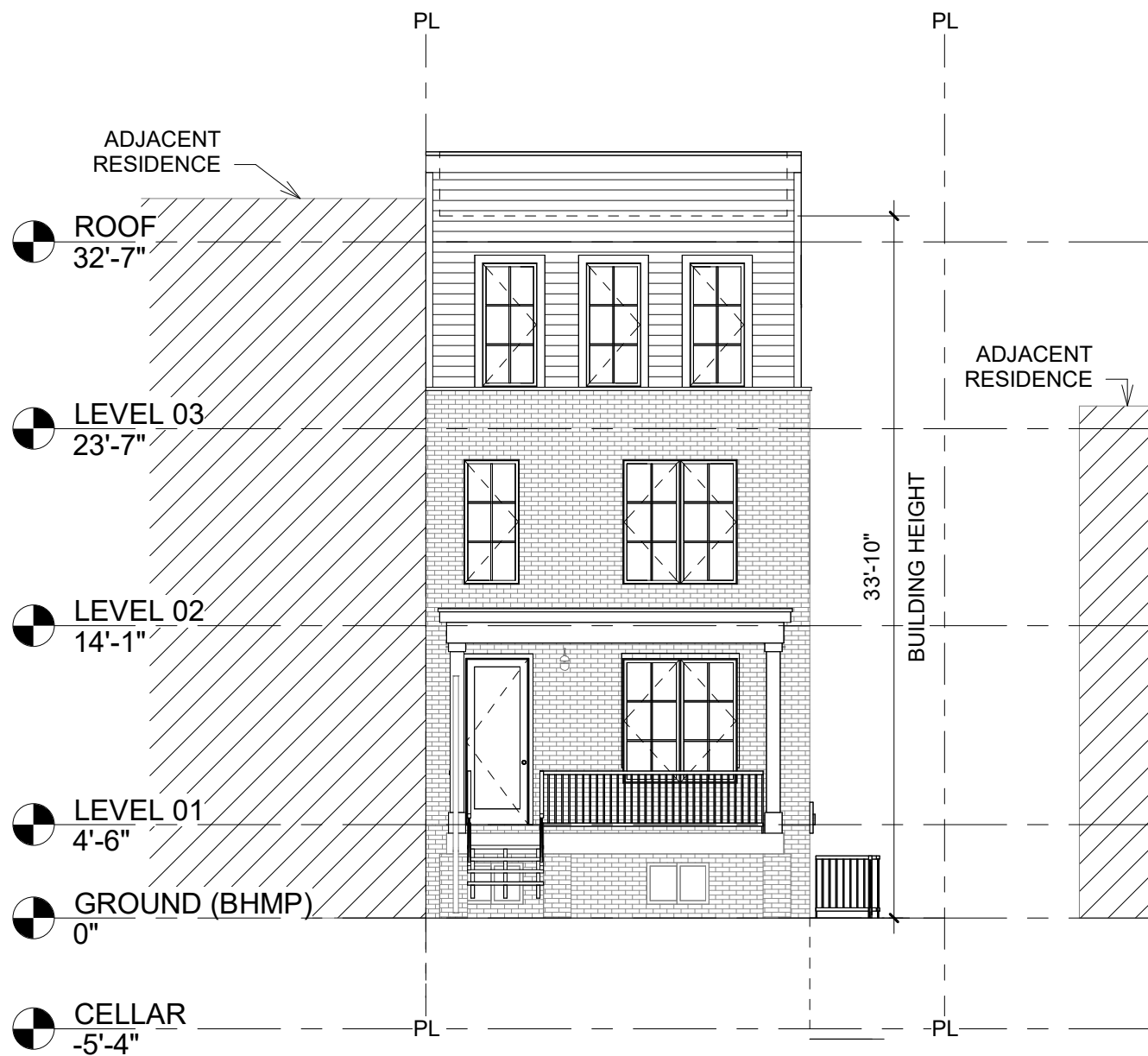
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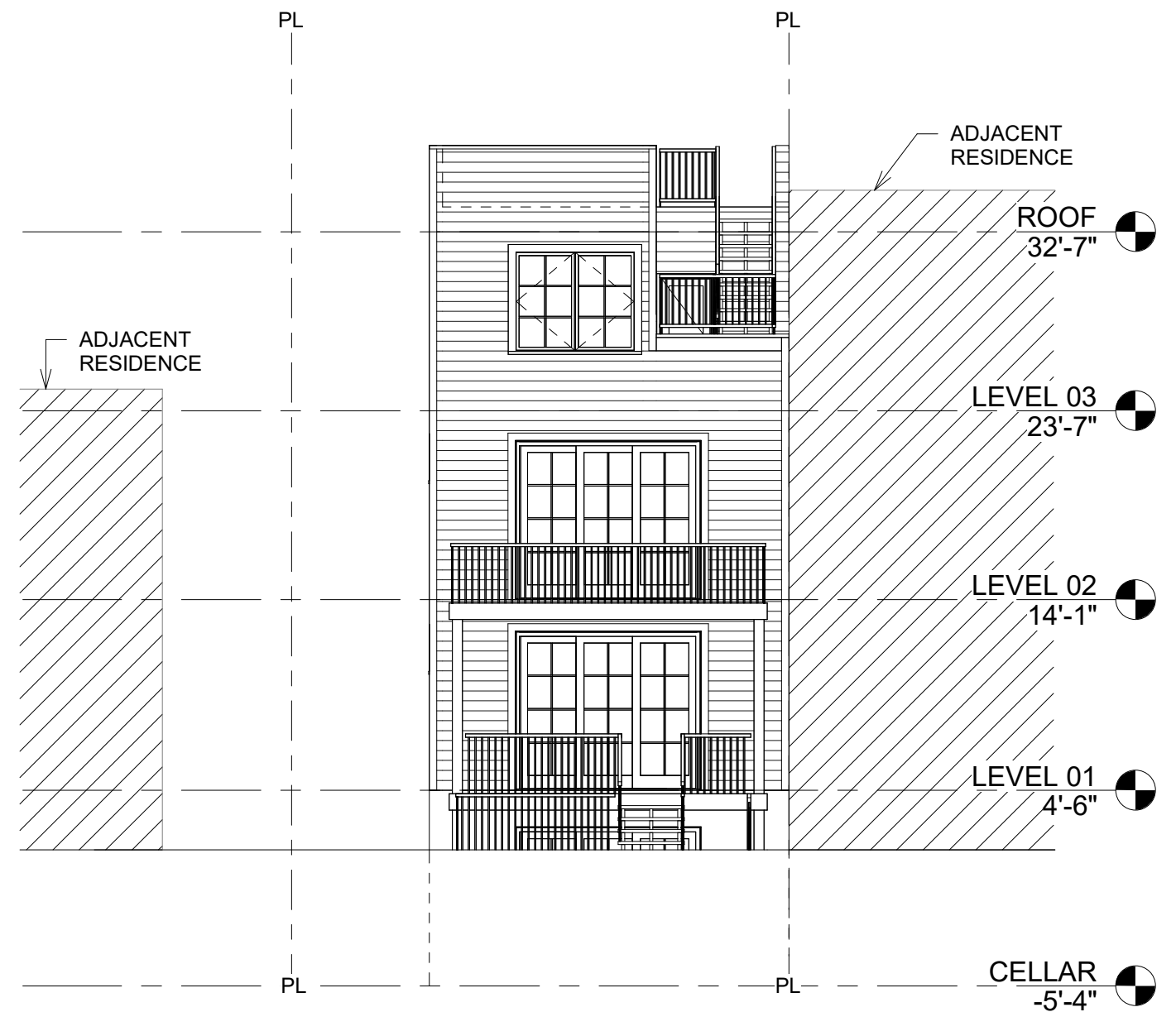
ROOF PLAN

08

SCALE : 1/8" = 1'-0"



1 EAST (FRONT) ELEVATION
1/8" = 1'-0"



2 WEST (REAR) ELEVATION
1/8" = 1'-0"



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EAST & WEST ELEVATIONS

09

SCALE: 1/8" = 1'-0"



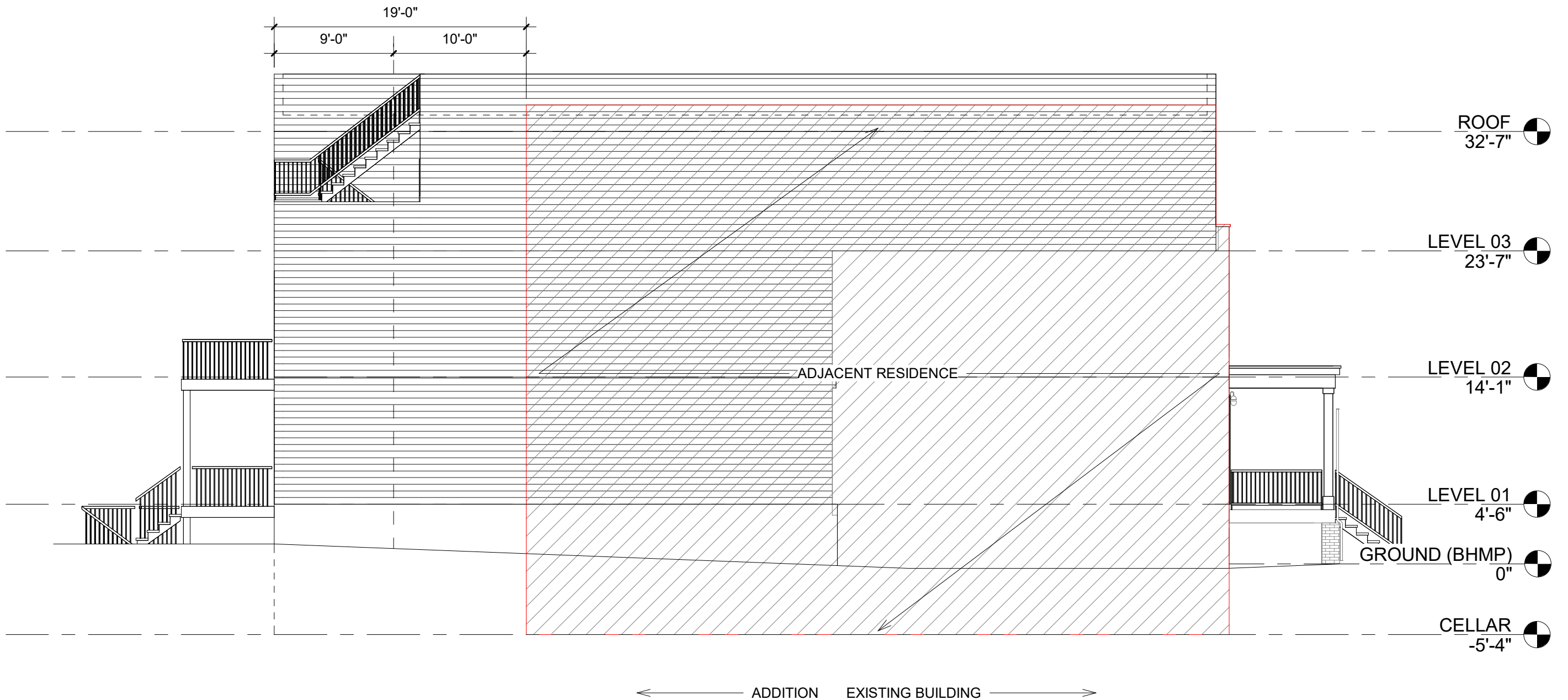
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NORTH (DETACHED SIDE) ELEVATION

SCALE : 1/8" = 1'-0"



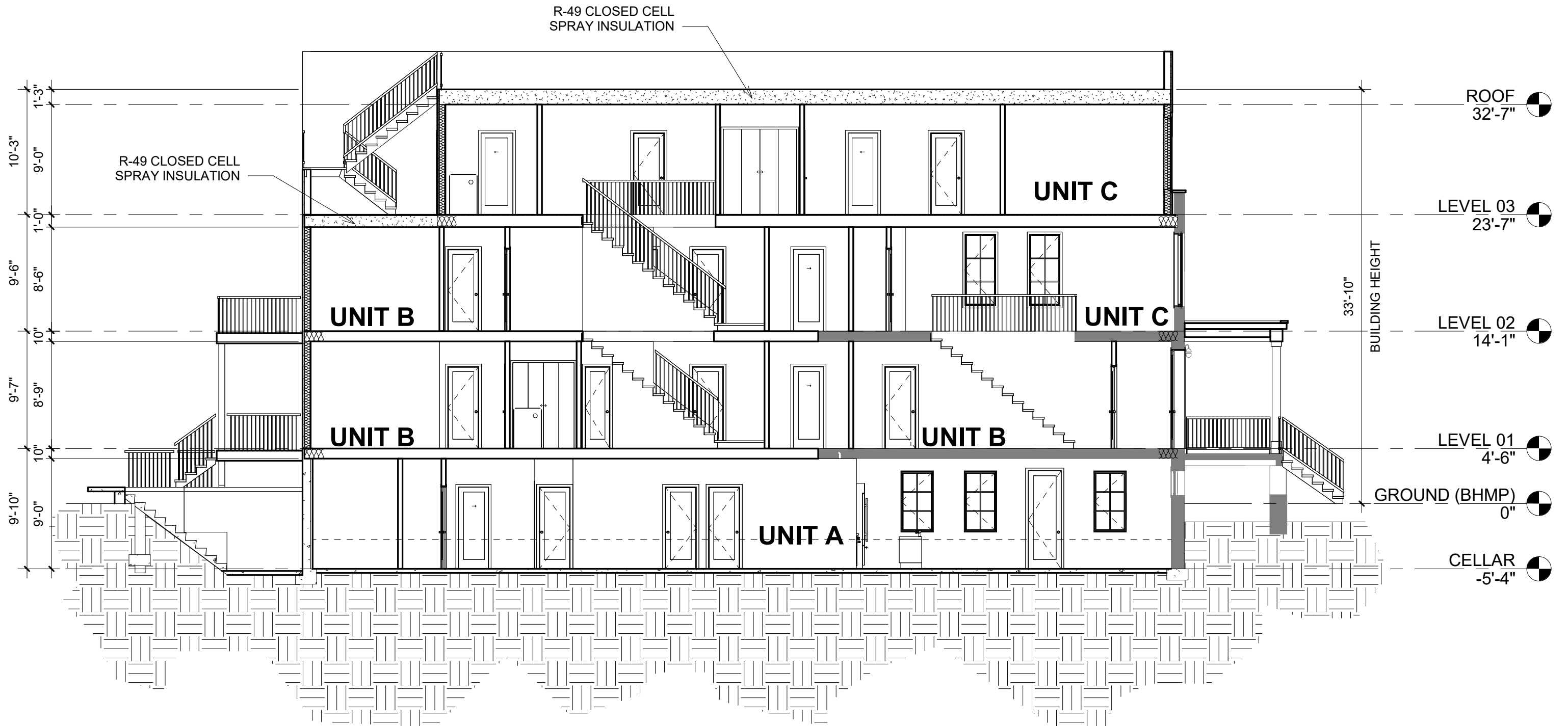
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SOUTH (ATTACHED SIDE) ELEVATION

SCALE: 1/8" = 1'-0"



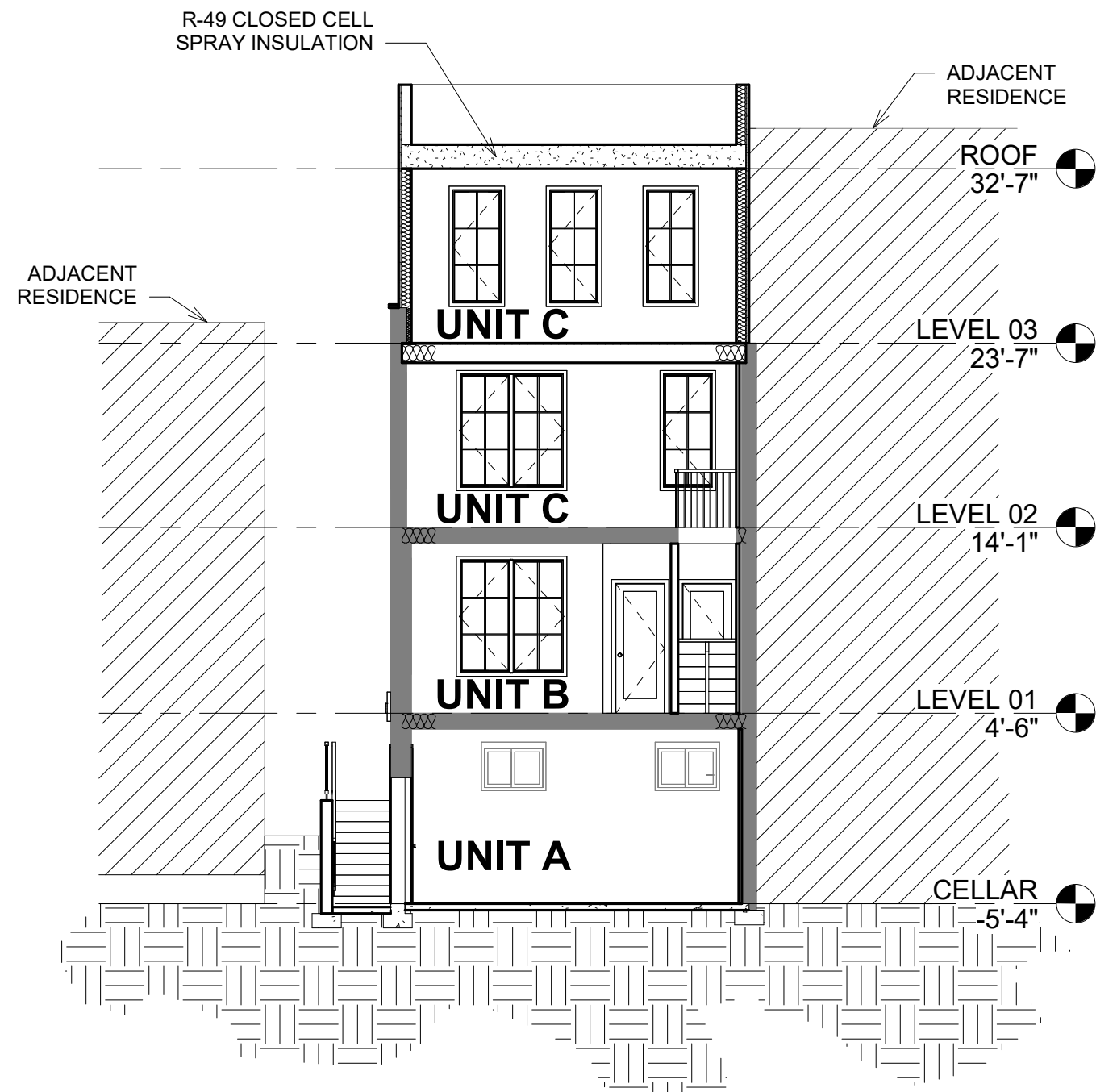
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EAST - WEST SECTION

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NORTH - SOUTH SECTION

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