

SHERMAN AVE RESIDENCES

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

PROJECT DATA

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

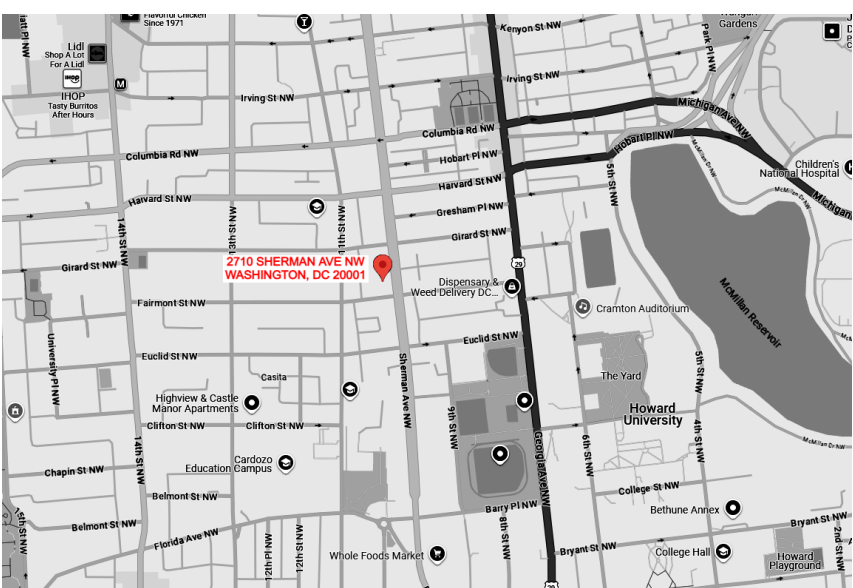
PROJECT TEAM

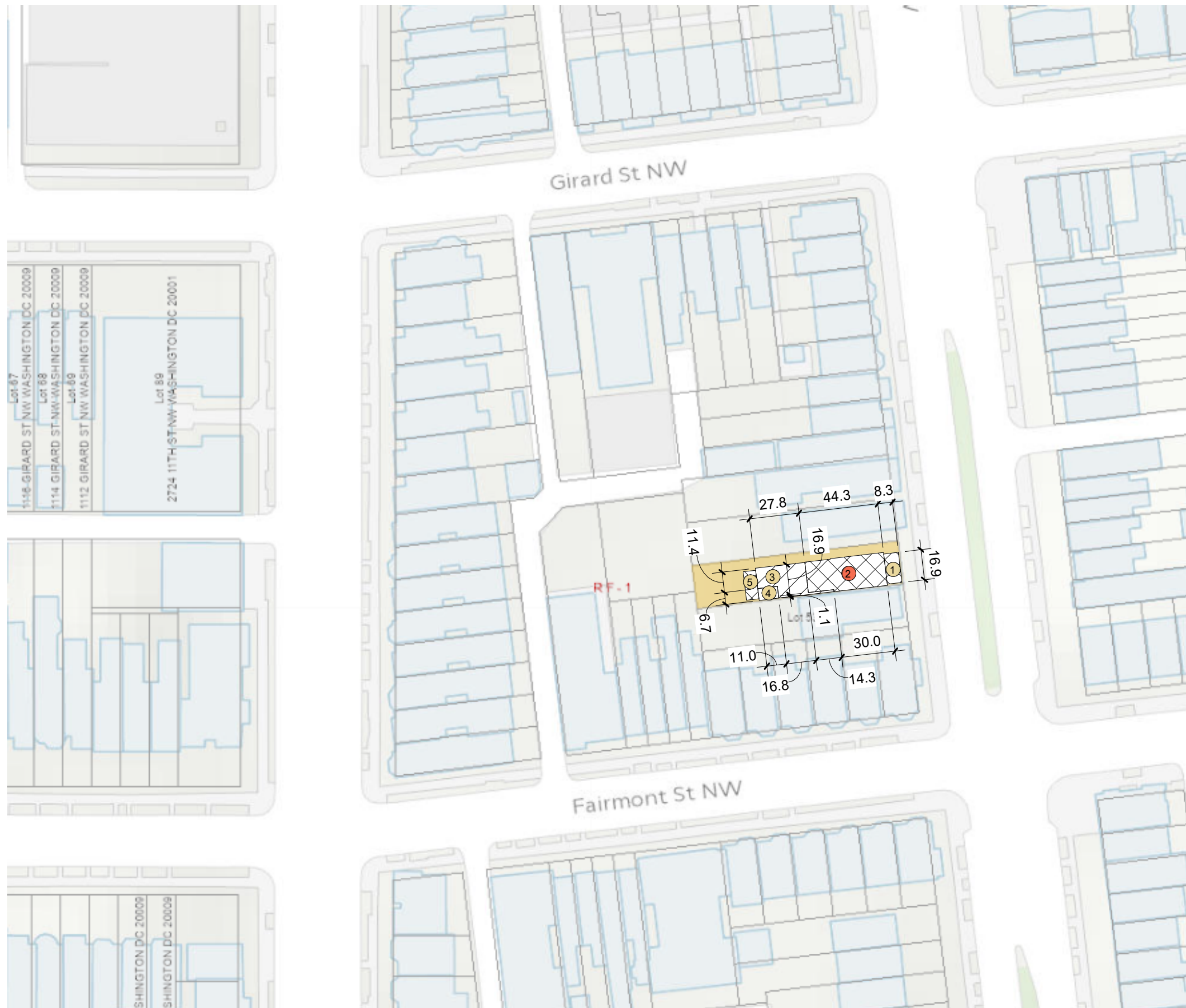
|                      |
|----------------------|
| ARCHITECT            |
| EUSTILUS LLC         |
| ERIC TERAN           |
| 2800 N. ROSSER ST    |
| ALEXANDRIA, VA 22311 |
| 202-569-9620         |
| ETERAN@EUSTILUS.COM  |

SHEET INDEX

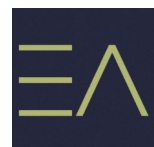
|    |                                                |
|----|------------------------------------------------|
| 00 | COVER                                          |
| 01 | VICINITY PLAN                                  |
| 02 | EXISTING & DEMOLITION PLANS (CELLAR, LEVEL 01) |
| 03 | EXISTING & DEMOLITION PLAN (LEVEL 02)          |
| 04 | FLOOR PLAN - CELLAR                            |
| 05 | FLOOR PLAN - LEVEL 01                          |
| 06 | FLOOR PLAN - LEVEL 02                          |
| 07 | FLOOR PLAN - LEVEL 03                          |
| 08 | ROOF PLAN                                      |
| 09 | EAST (FRONT) & WEST (REAR) ELEVATIONS          |
| 10 | NORTH (DETACHED SIDE) ELEVATION                |
| 11 | SOUTH (ATTACHED SIDE) ELEVATION                |
| 12 | EAST - WEST SECTION                            |
| 13 | NORTH - SOUTH SECTION                          |

VICINITY MAP





- KEY:**
- ① EXISTING COVERED PORCH
  - ② EXISTING 2-STORY ROWHOUSE W/ CELLAR, PROPOSED LEVEL 03 ADDITION
  - ③ PROPOSED 3-STORY ADDITION
  - ④ PROPOSED 2-STORY ADDITION
  - ⑤ PROPOSED 2-STORY DECK



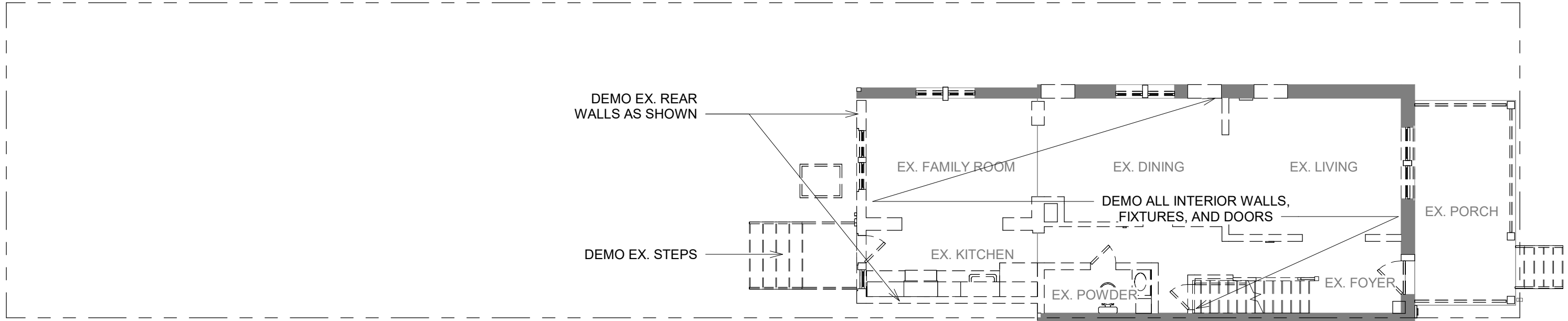
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11/11/2024

## VICINITY PLAN

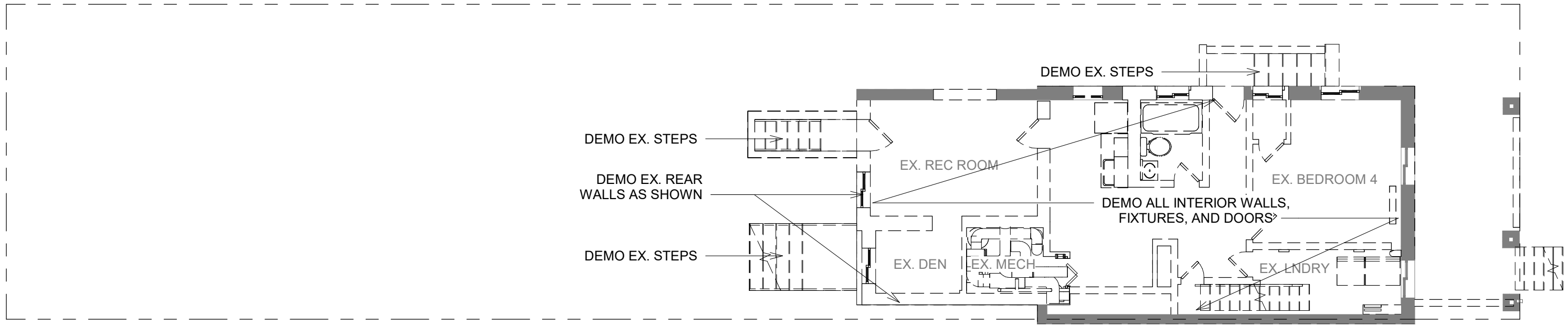
SCALE : 1" = 60'-0"



**2 LEVEL 01 - DEMOLITION - BZA**

1/8" = 1'-0"

0' 1 1/2" 3"

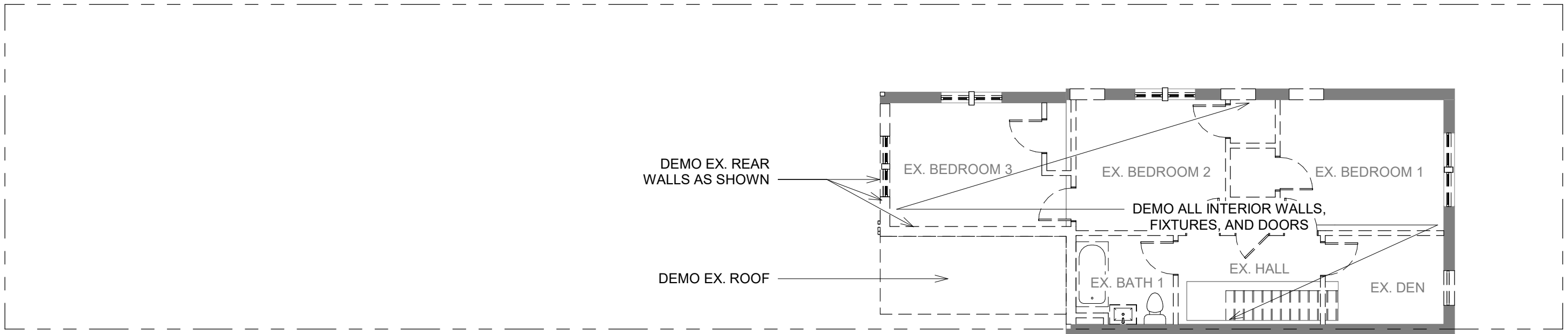


**1 CELLAR - DEMOLITION**

1/8" = 1'-0"

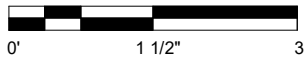
0' 1 1/2" 3"





# 1 LEVEL 02 - DEMOLITION

1/8" = 1'-0"



SHERMAN AVE RESIDENCES

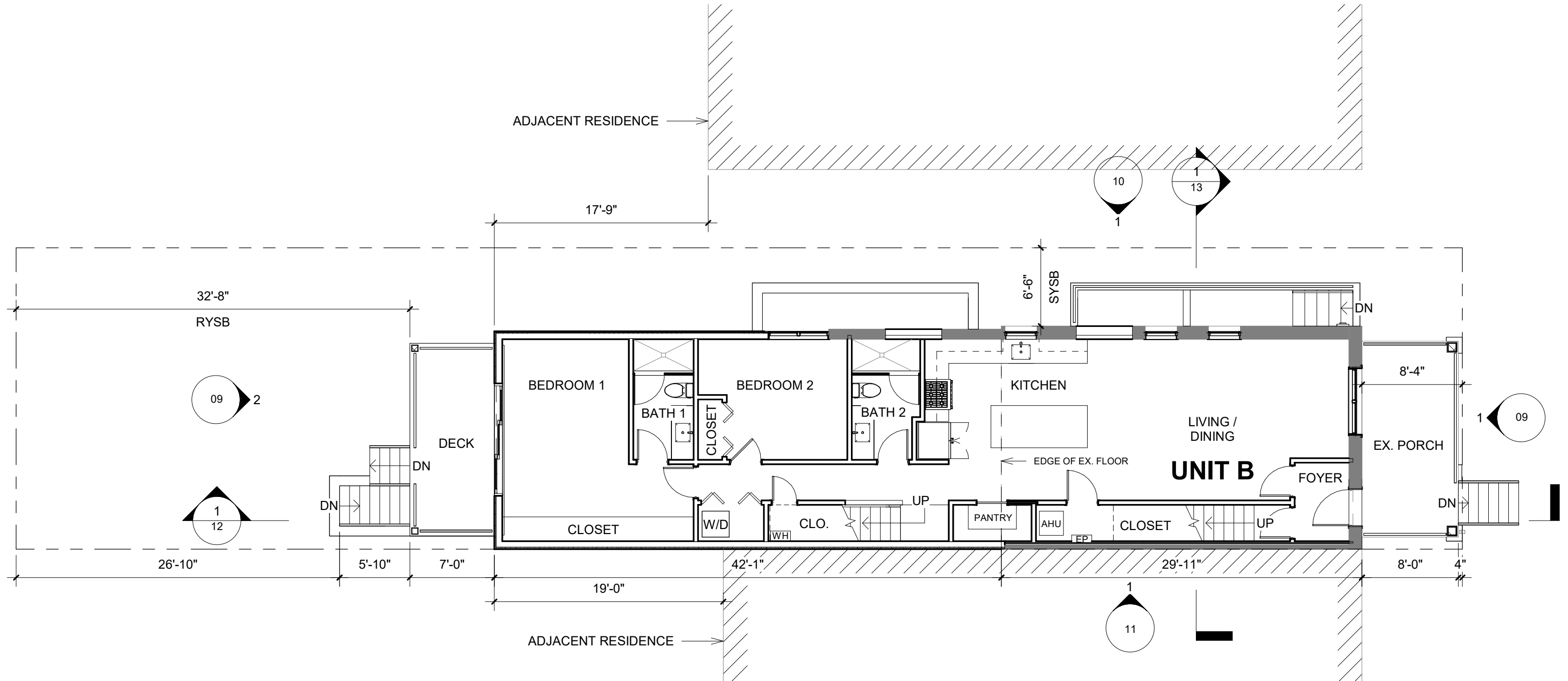
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11/11/2024

EXISTING & DEMOLITION PLAN

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





# SHERMAN AVE RESIDENCES

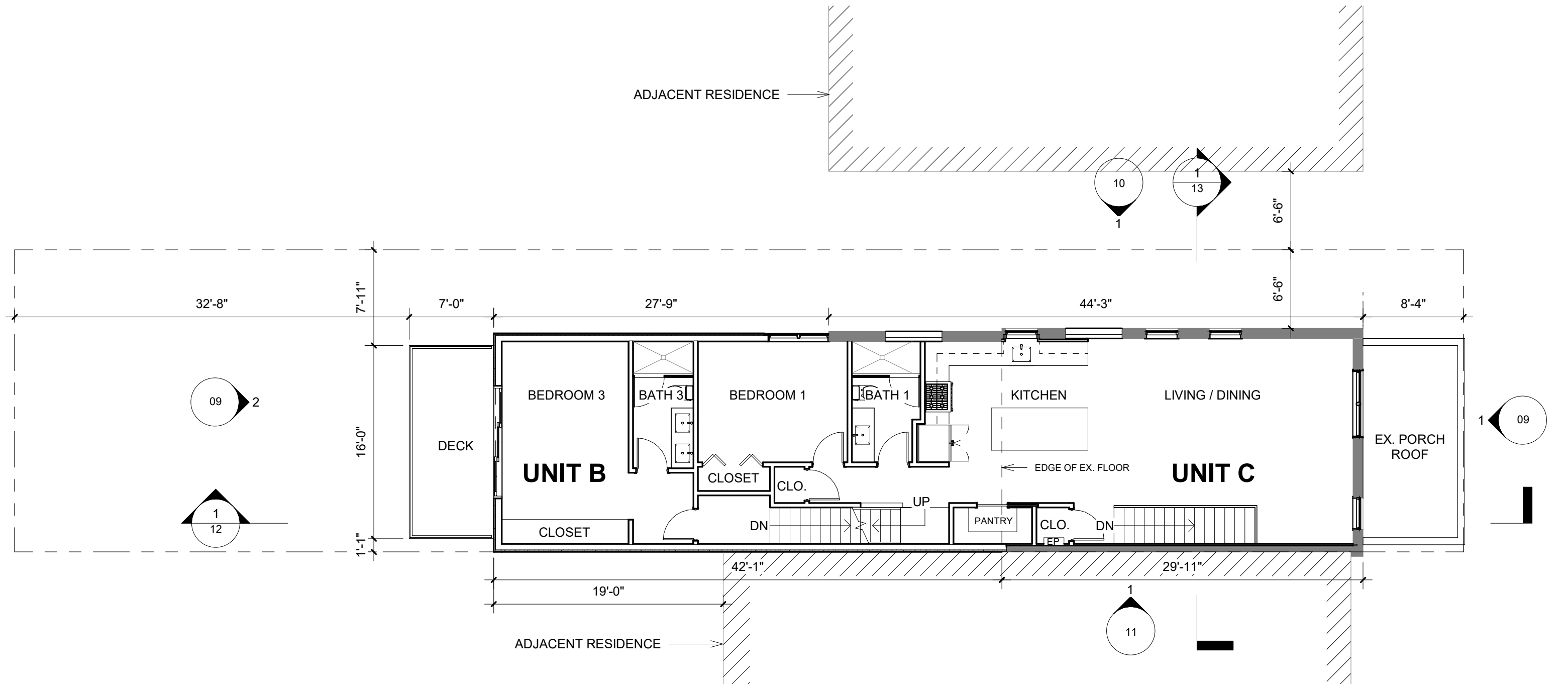
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## FLOOR PLAN - LEVEL 01

05

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



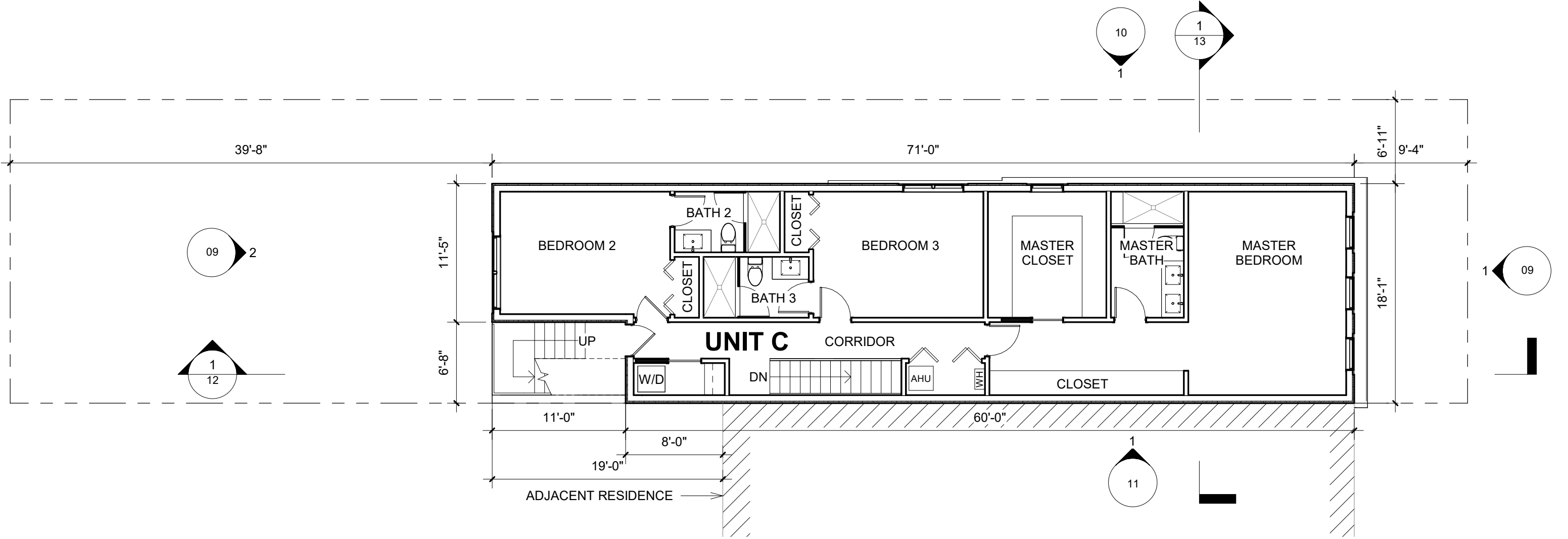
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11/11/2024

## FLOOR PLAN - LEVEL 02

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



SHERMAN AVE RESIDENCES

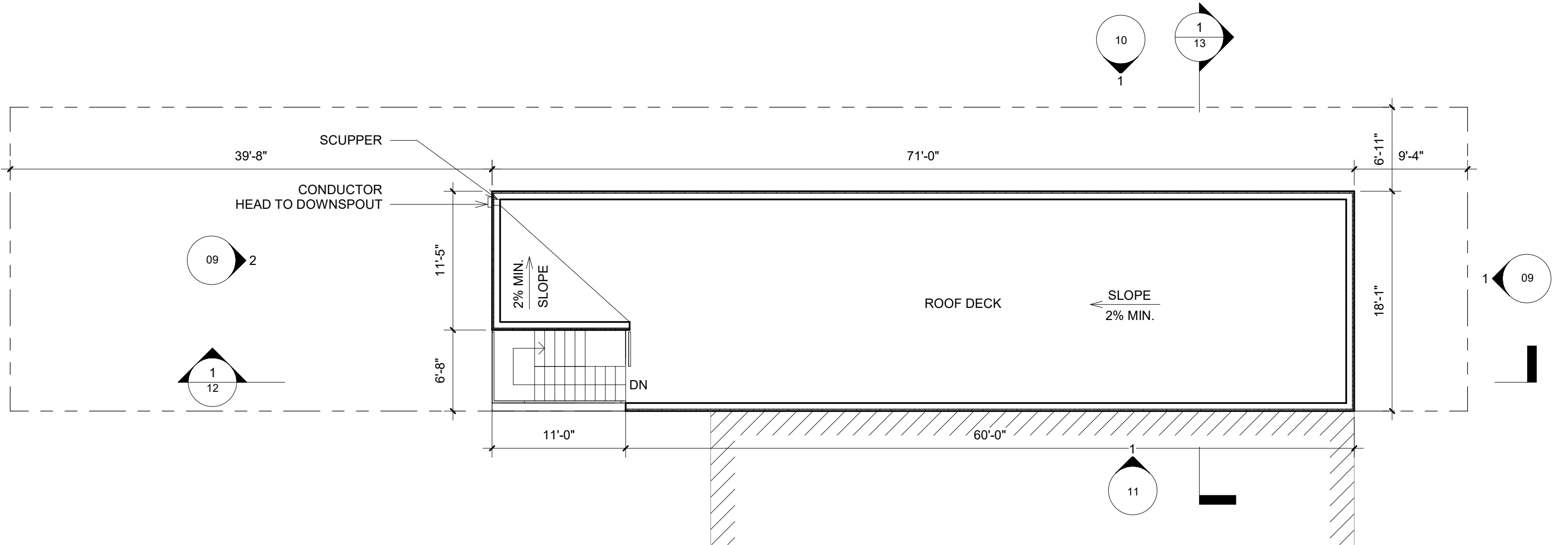
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FLOOR PLAN - LEVEL 03

07

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



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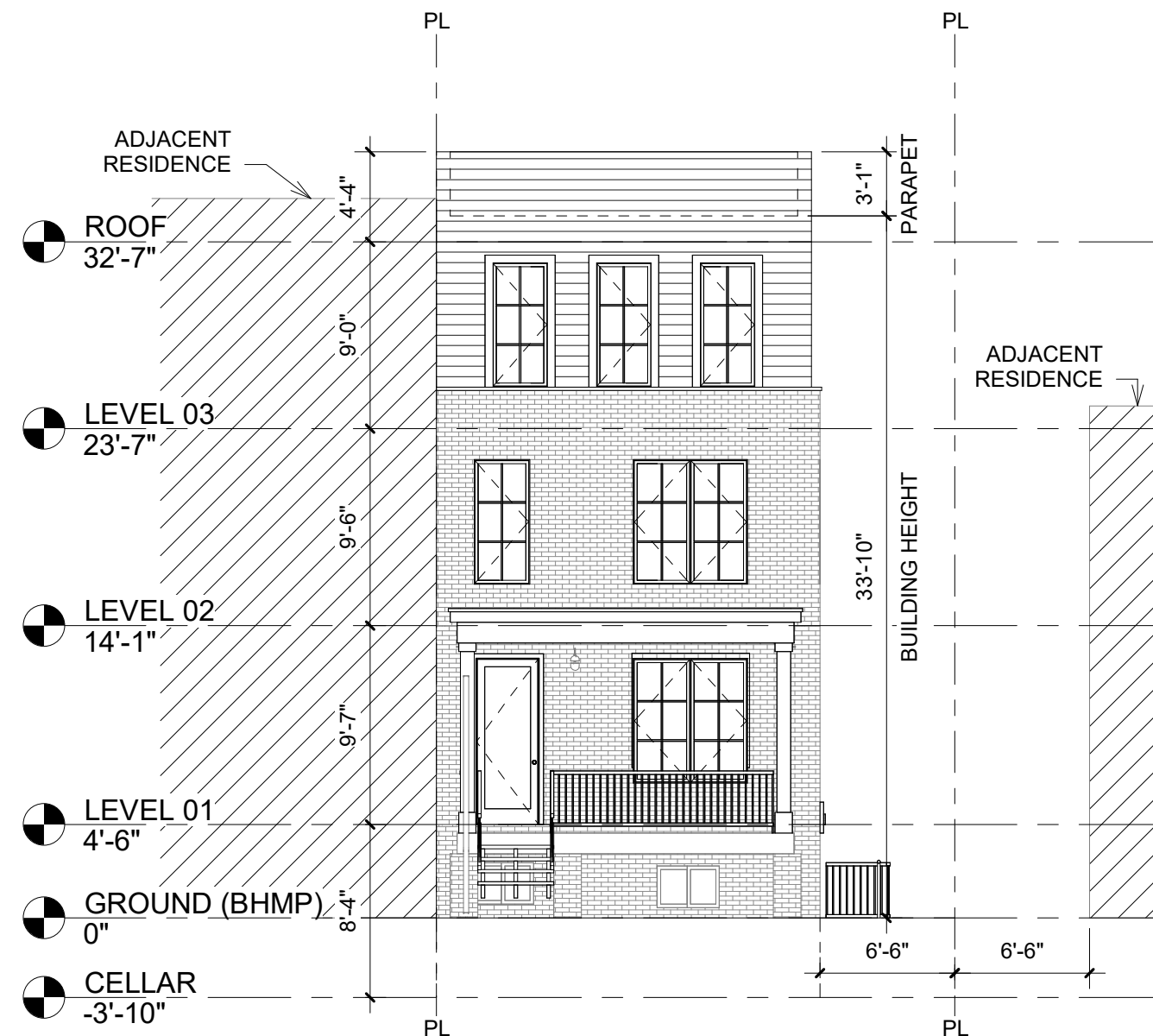
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## ROOF PLAN

08

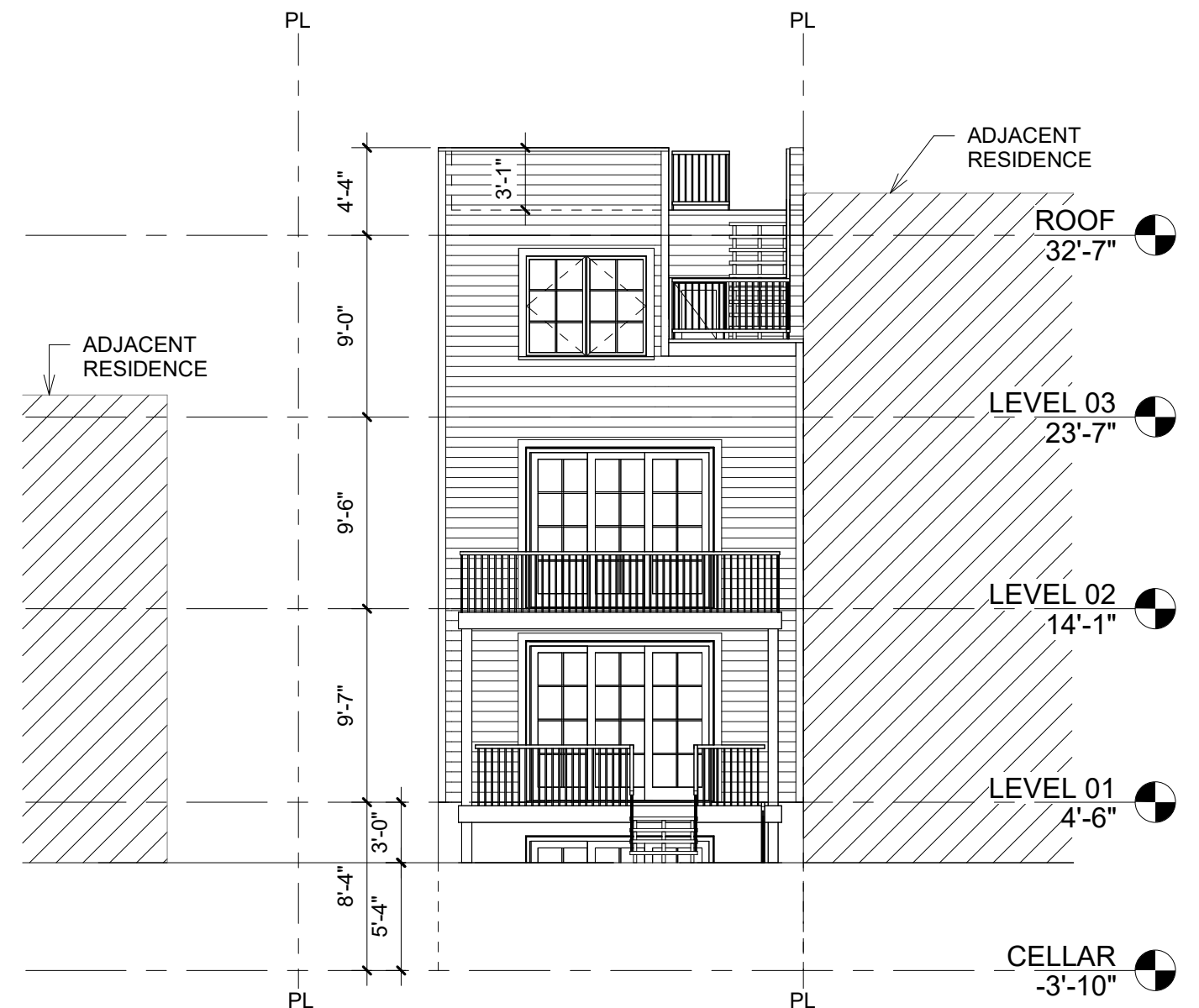
SCALE : 1/8" = 1'-0"



1 EAST (FRONT) ELEVATION

1/8" = 1'-0"

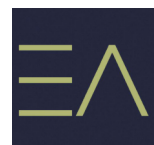
0' 1 1/2" 3"



2 WEST (REAR) ELEVATION

1/8" = 1'-0"

0' 1 1/2" 3"



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

11/11/2024

EAST & WEST ELEVATIONS

09

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



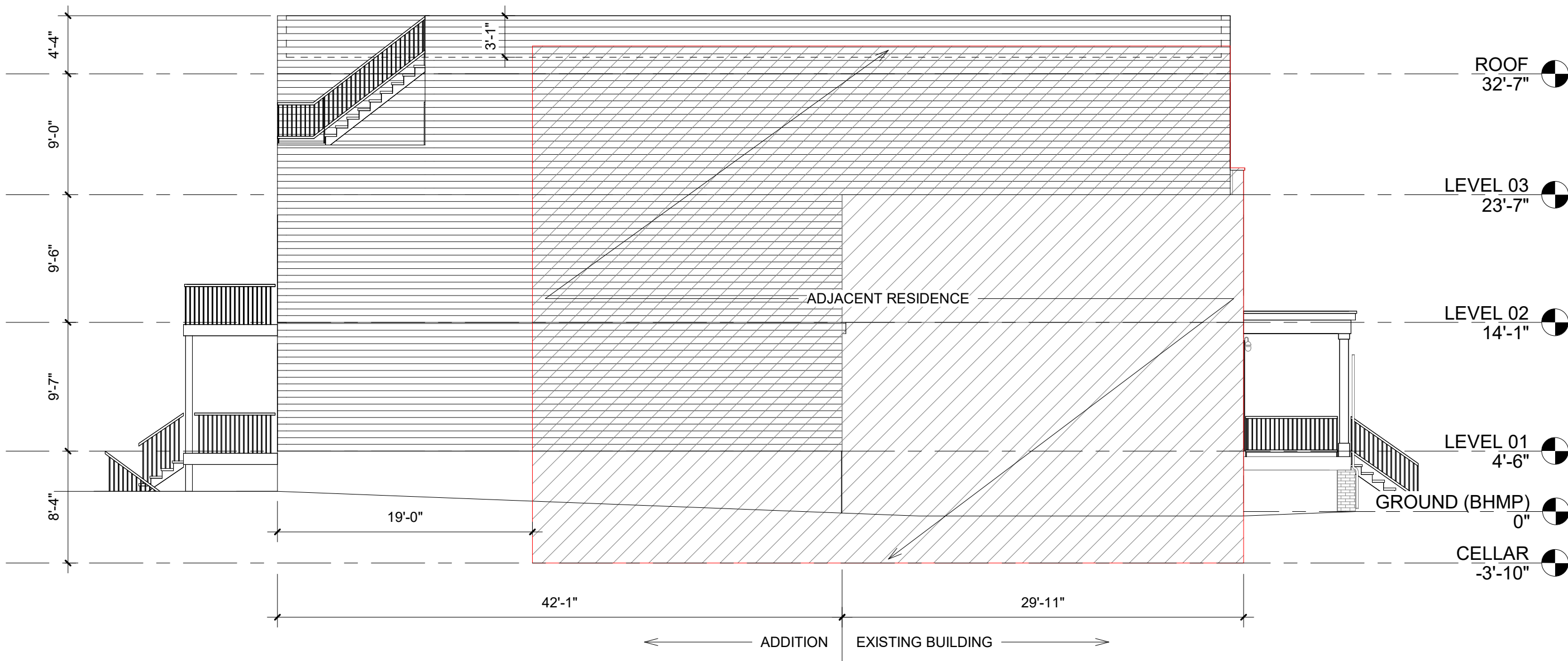
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## NORTH (DETACHED SIDE) ELEVATION

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



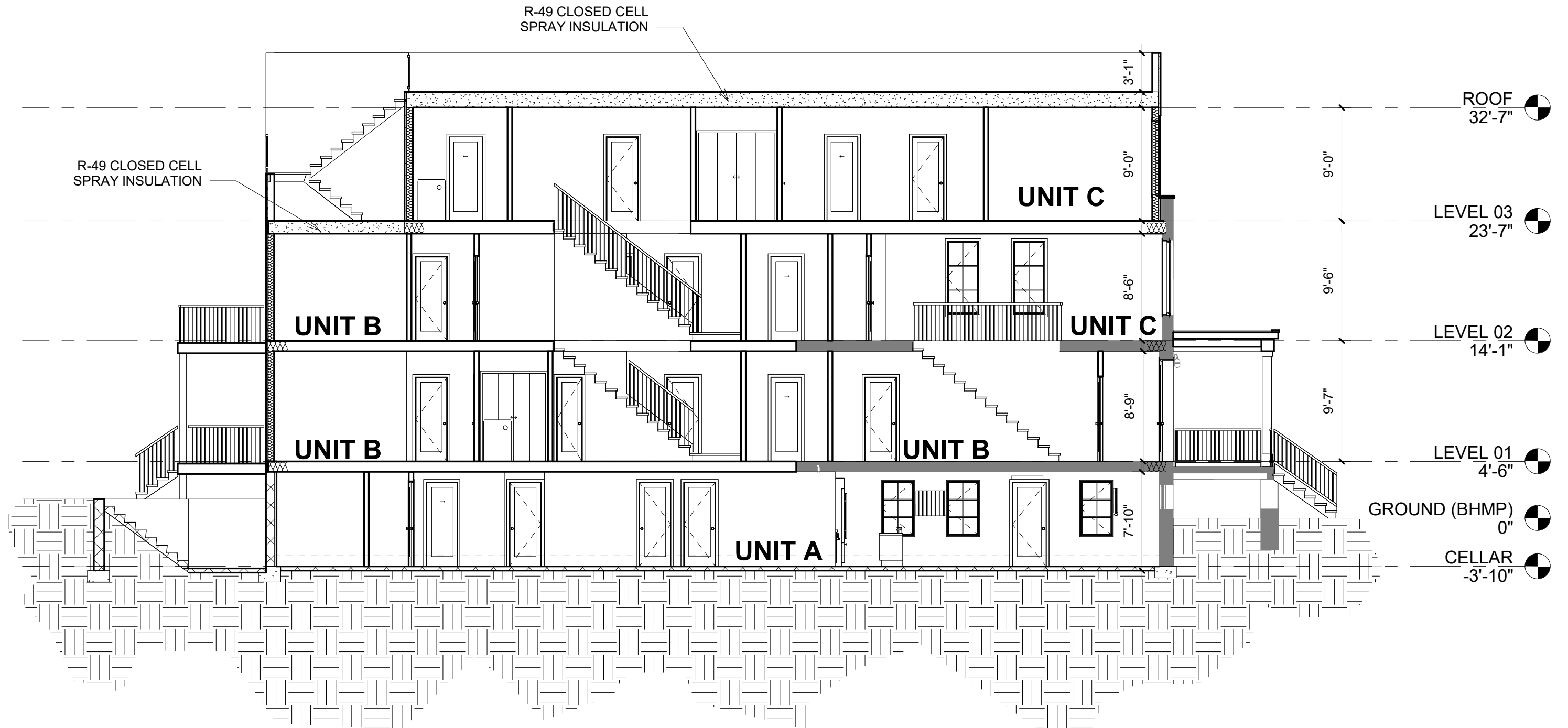
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## SOUTH (ATTACHED SIDE) ELEVATION

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



## SHERMAN AVE RESIDENCES

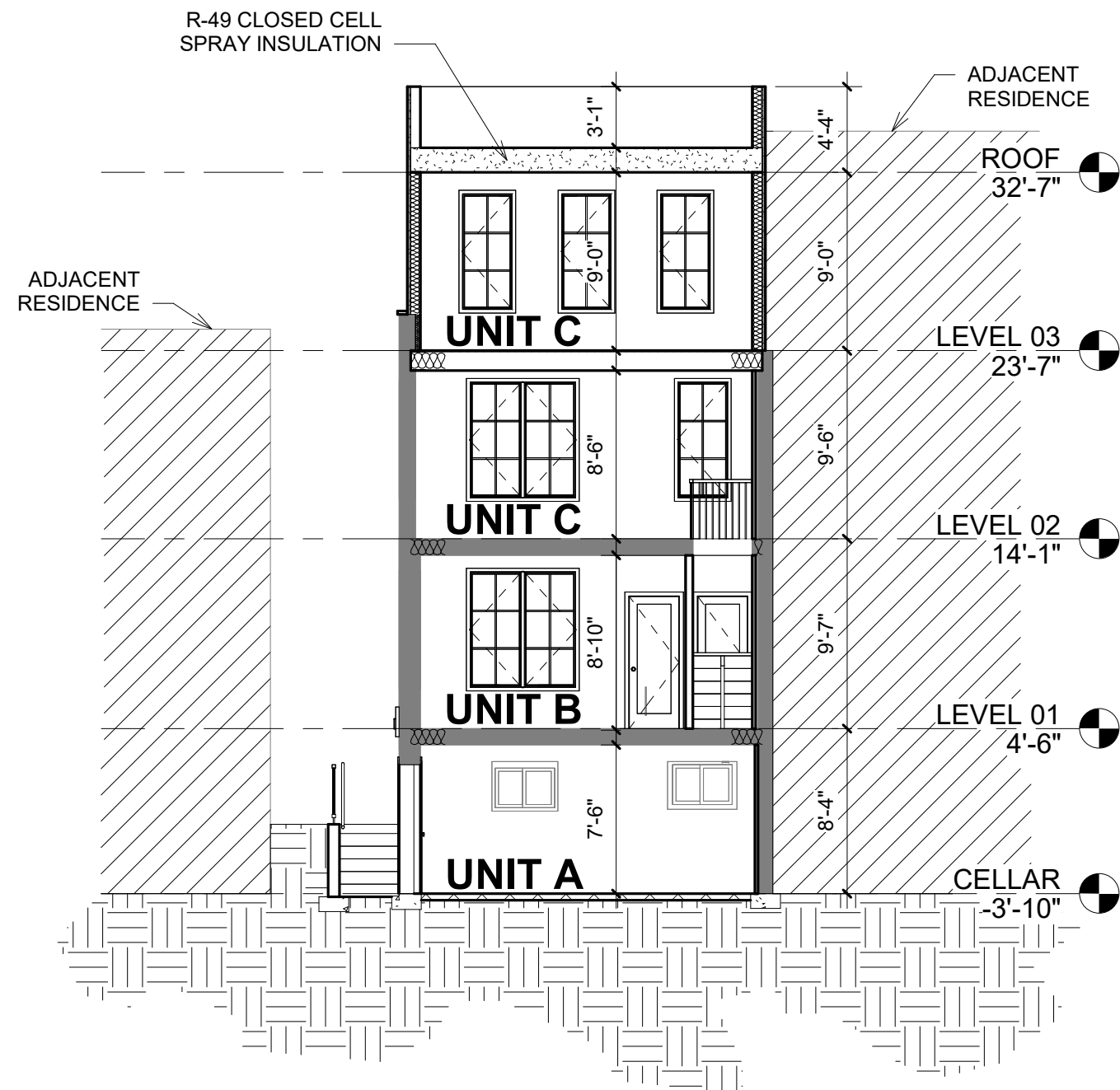
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11/11/2024

## EAST - WEST SECTION

12

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



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11/11/2024

## NORTH - SOUTH SECTION

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