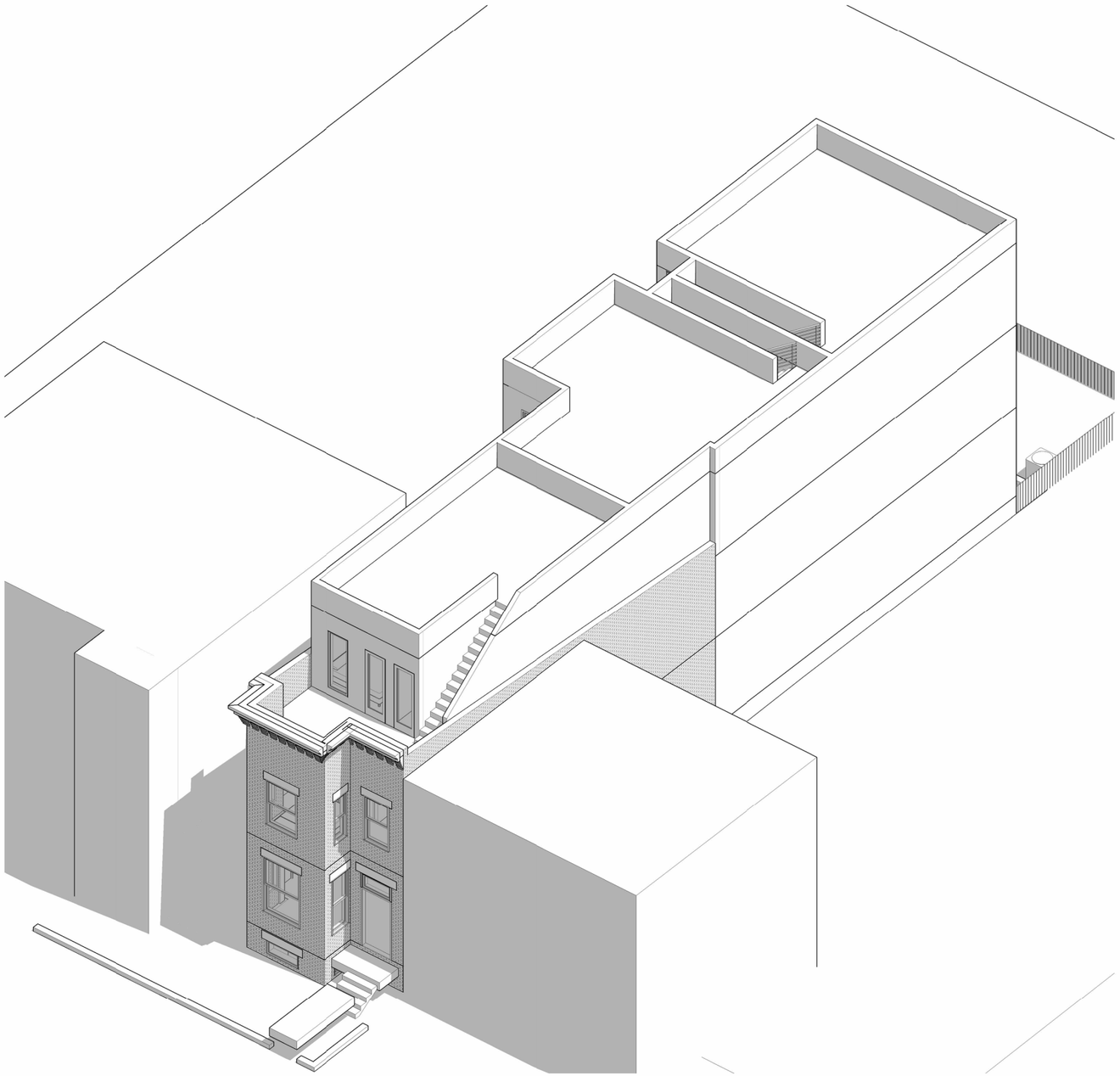
2PLYS
ARCHITECTURE
DEVELOPMENT

2810 SHERMAN AVE NW

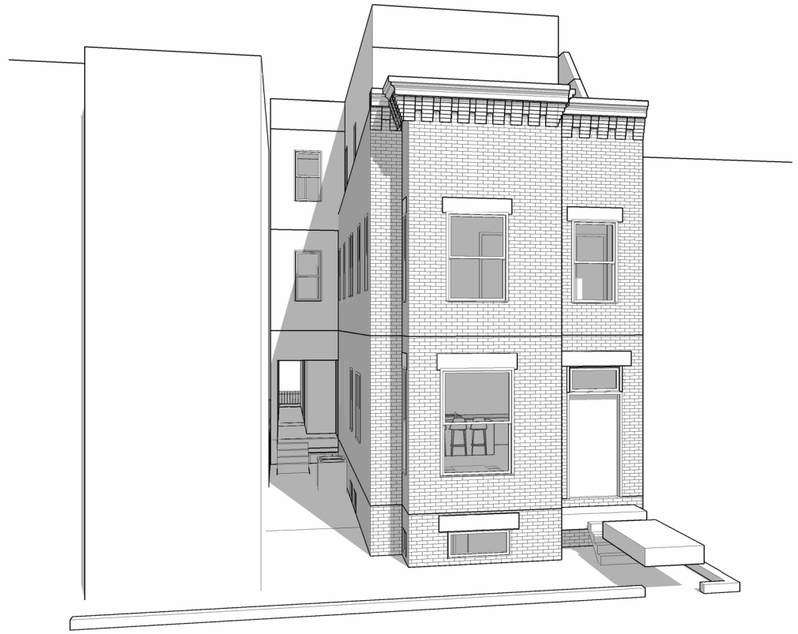
BZA - 70% LOT OCCUPANCY

WASHINGTON, DC 20001

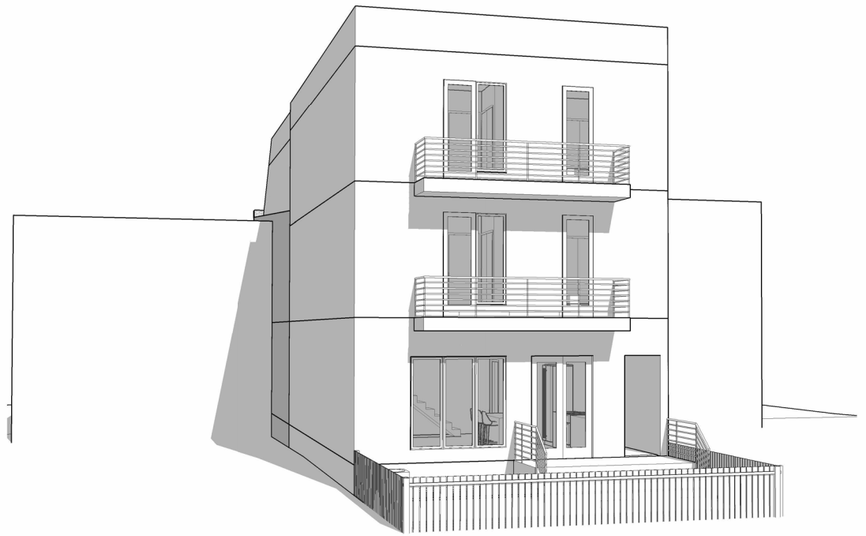
Board of Zoning Adjustment
District of Columbia
CASE NO. 21562
EXHIBIT NO. 11



3 ROOF AXON



1 FRONT PERSPECTIVE



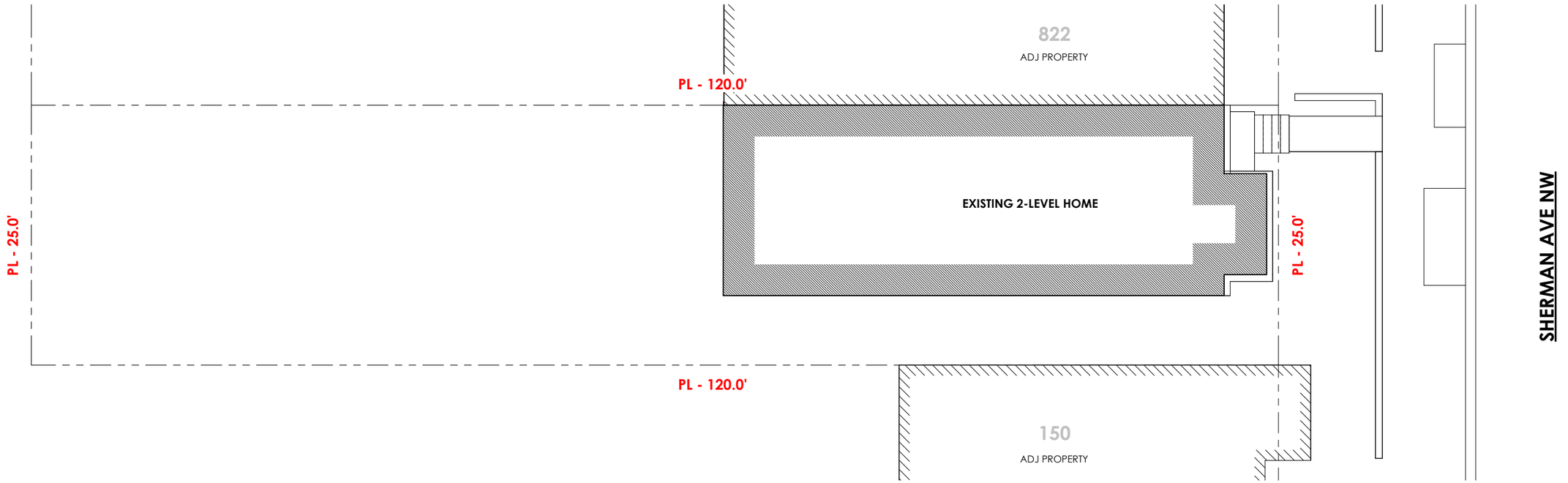
2 REAR PERSPECTIVE

2810 SHERMAN AVE NW

WASHINGTON, DC 20001

SCALE

002

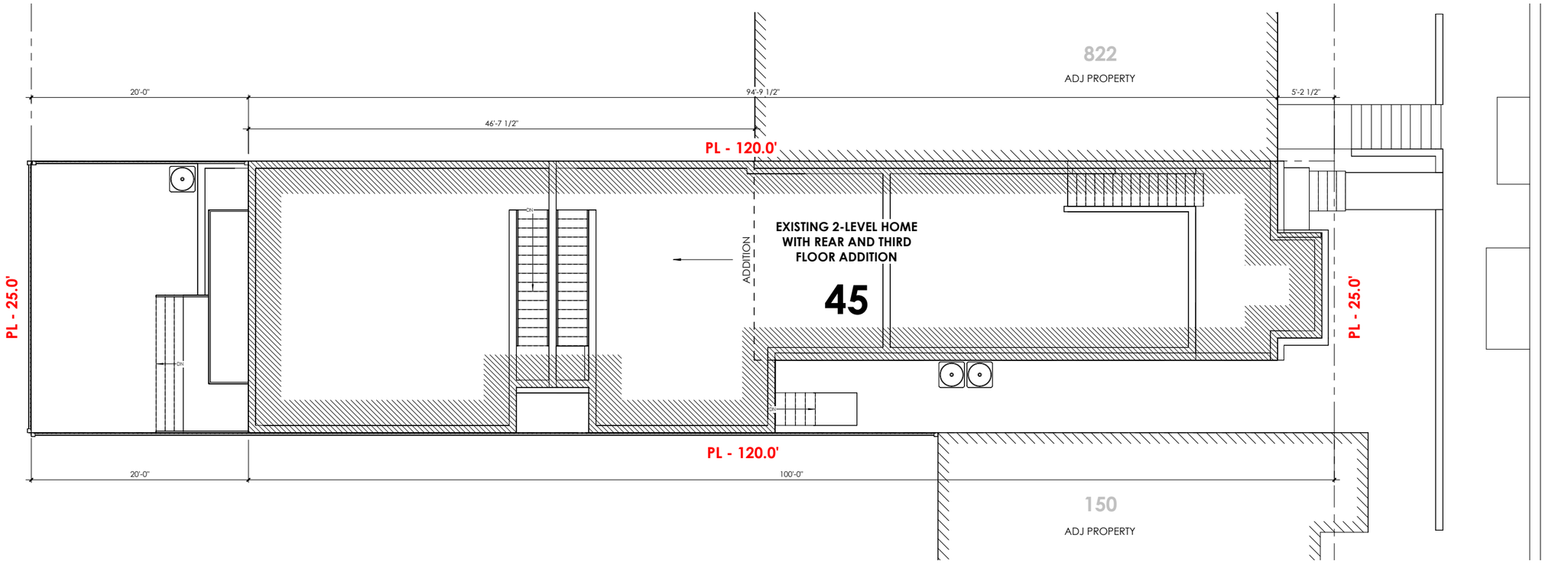


2 EXISTING SITE PLAN

2810 SHERMAN AVE NW

WASHINGTON, DC 20001

SCALE
3/32" = 1'-0"



1 PROPOSED SITE PLAN

2810 SHERMAN AVE NW

WASHINGTON, DC 20001

SCALE
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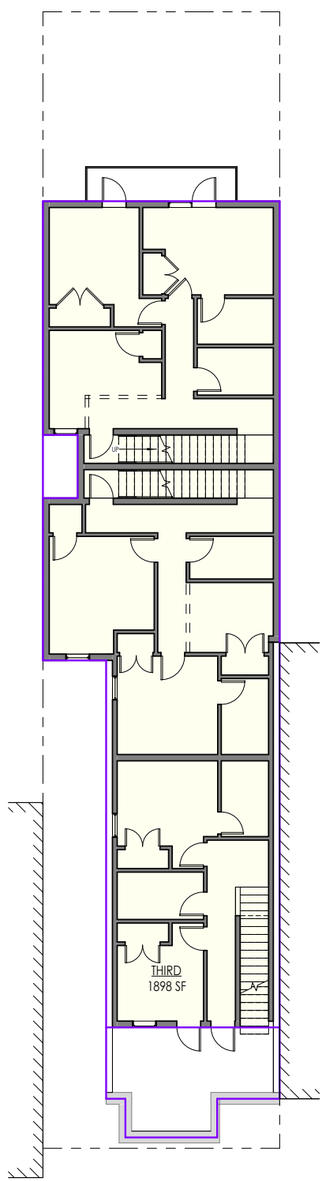
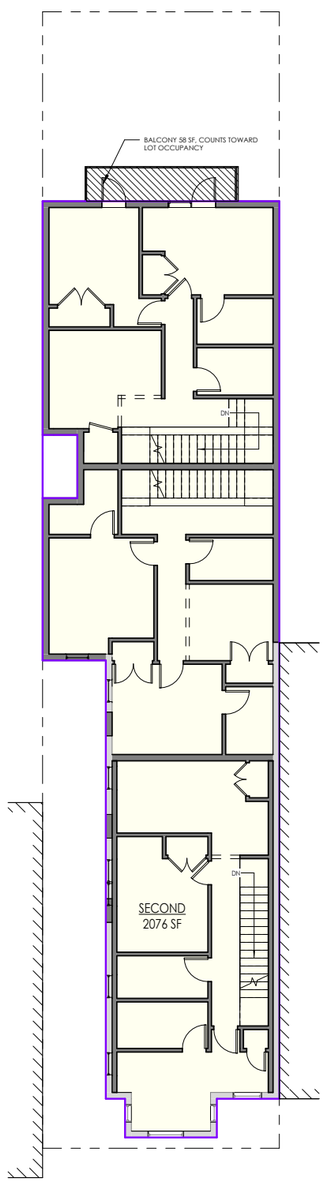
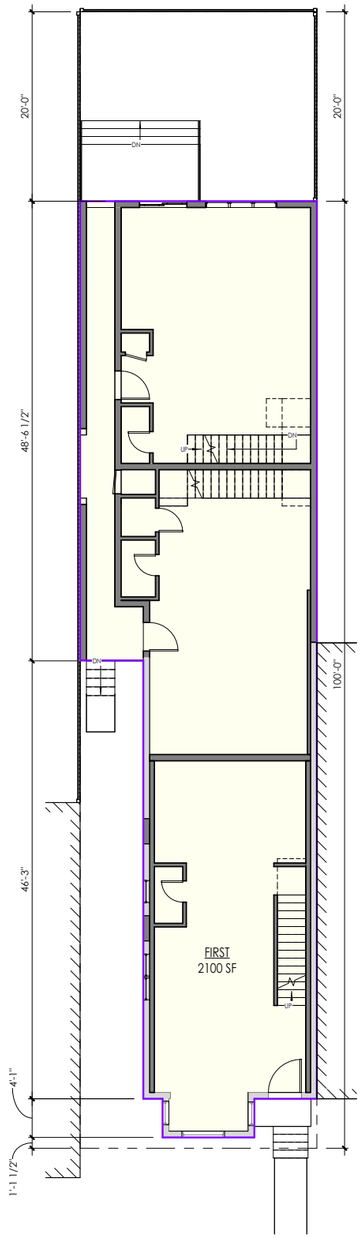
004



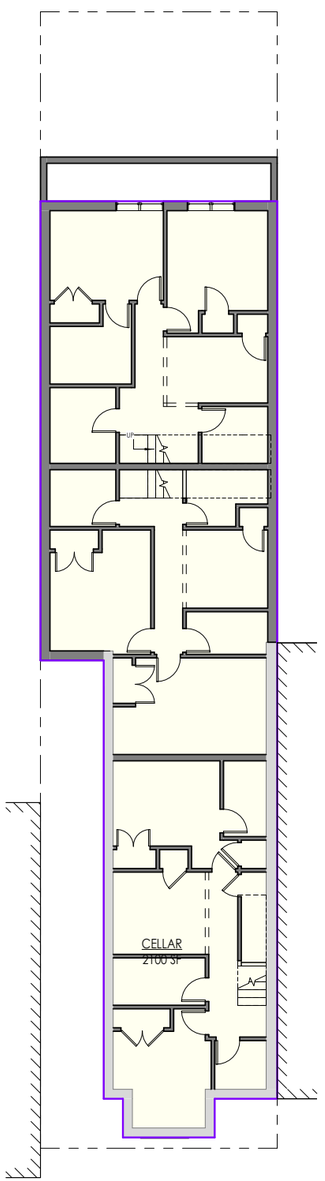
4 THIRD FLOOR ZONING



3 SECOND FLOOR ZONING



2 FIRST FLOOR ZONING



1 CELLAR ZONING

ZONING INFORMATION

ZONING CLASSIFICATION: RF-1

LOT OCCUPANCY

EXISTING LOT AREA	3000 SF
MAX OCC. 70%	2100 SF
PROPOSED FOOTPRINT	2100 SF // 70%
BALCONY	58 SF // 0.019%

FAR CALCULATION

MAX FAR ALLOWABLE - NONE

AREAS

LEVEL 1	2100 SF
LEVEL 2	2072 SF
LEVEL 3	2072 SF
GROSS SF	**6244 SF // 1.8 FAR**
CELLAR	2100 SF
TOTAL W/ CELLAR	**8344 SF**

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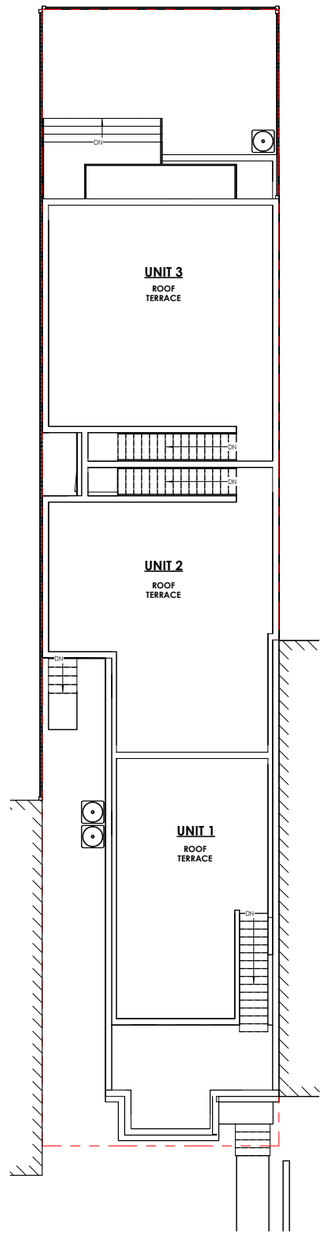
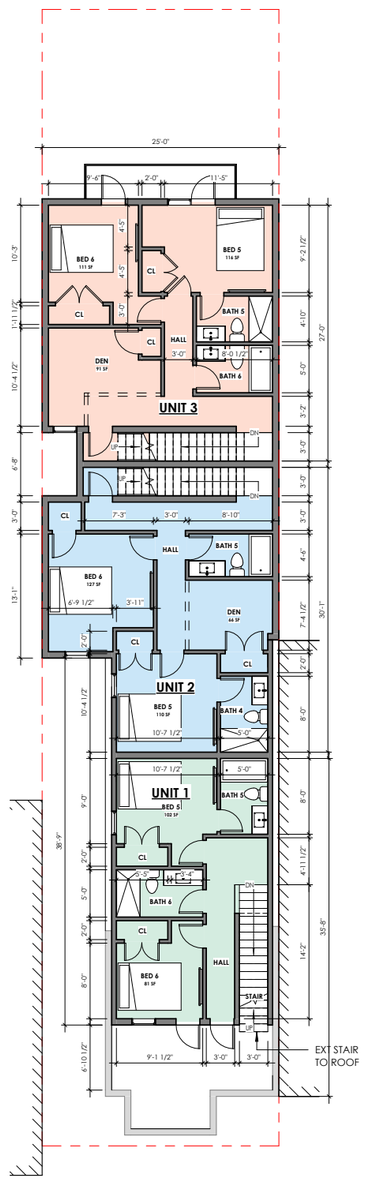
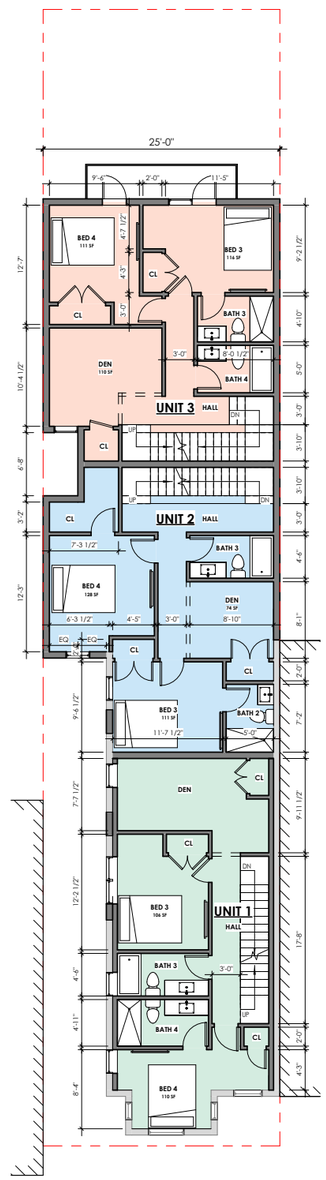
1/16" = 1'-0"



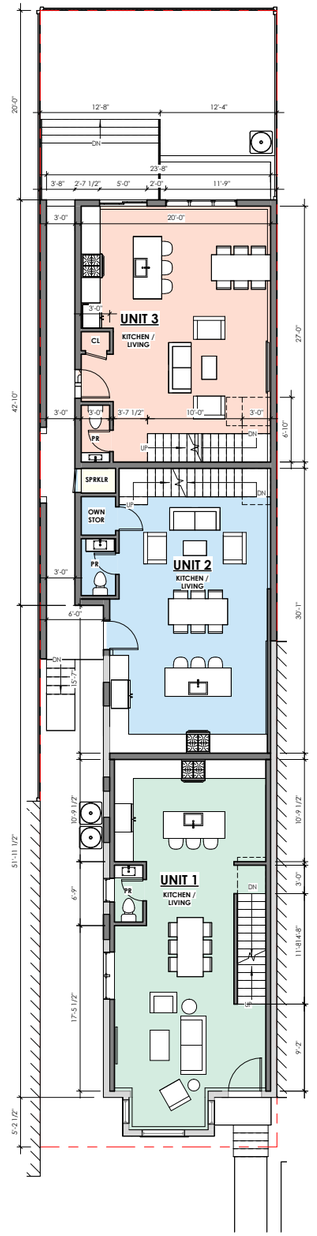
5 ROOF PLAN



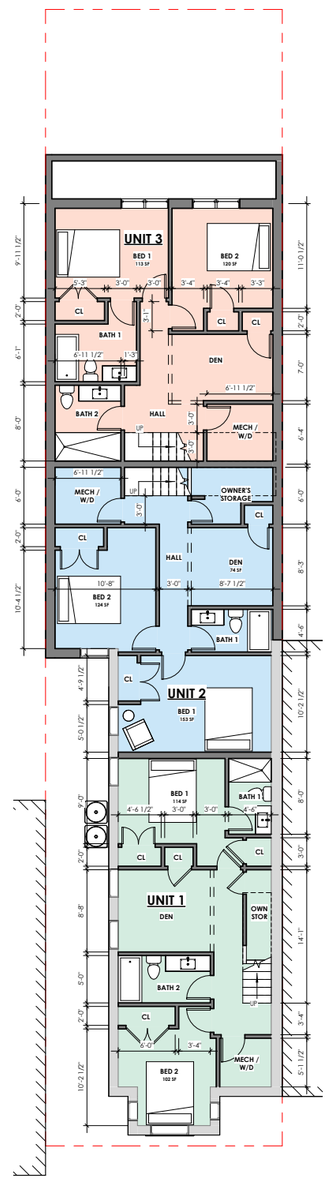
4 THIRD FLOOR



3 SECOND FLOOR



2 FIRST FLOOR



1 CELLAR

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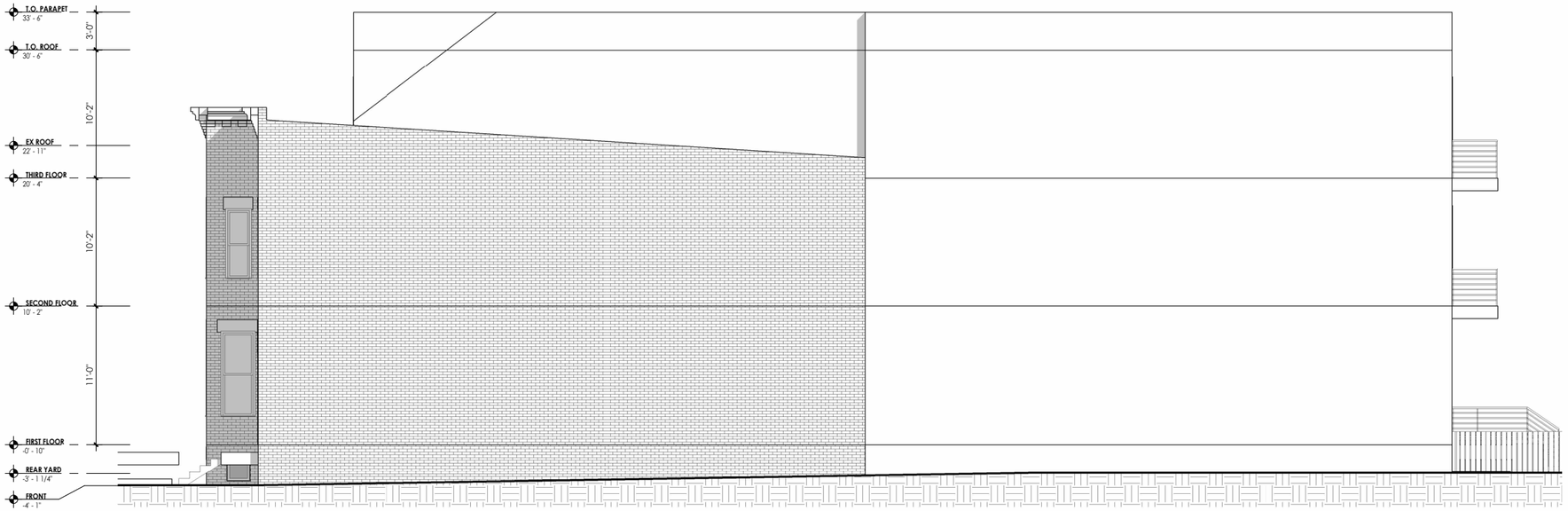
006



2 SIDE (RIGHT) ELEVATION



1 FRONT ELEVATION

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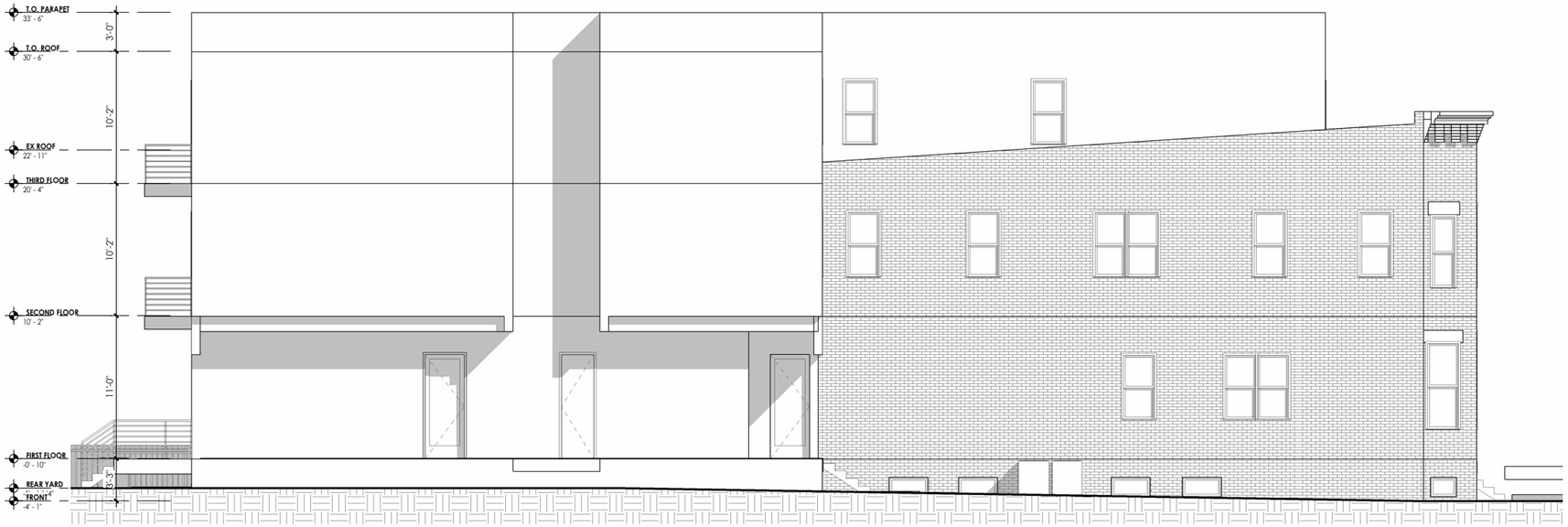
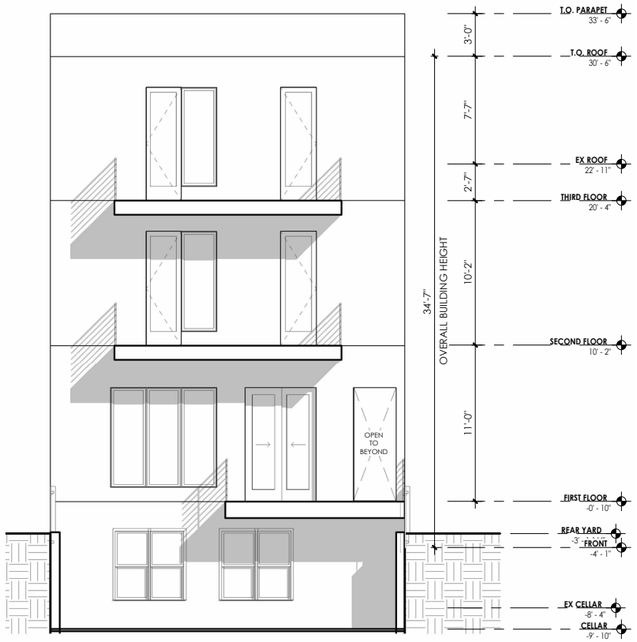
SCALE
3/32" = 1'-0"

007



4 SIDE (LEFT) ELEVATION



3 REAR ELEVATION

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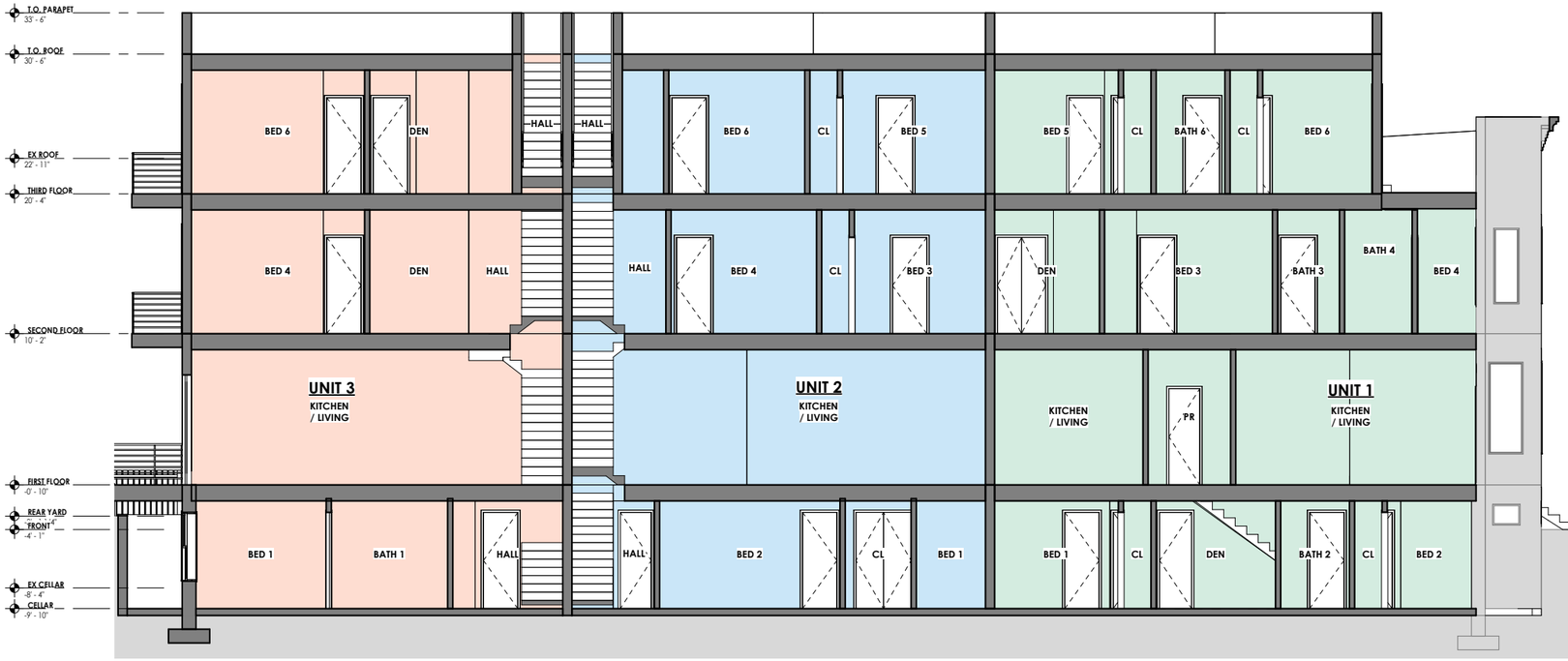
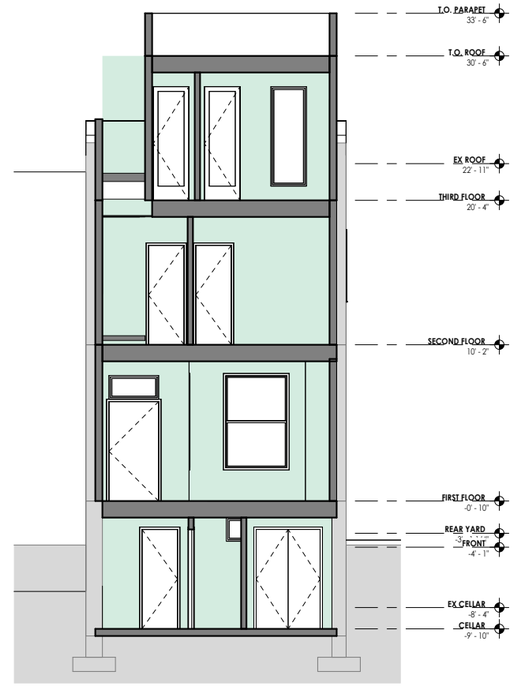


2 LONGITUDINAL SECTION 2



3 CROSS SECTION 1

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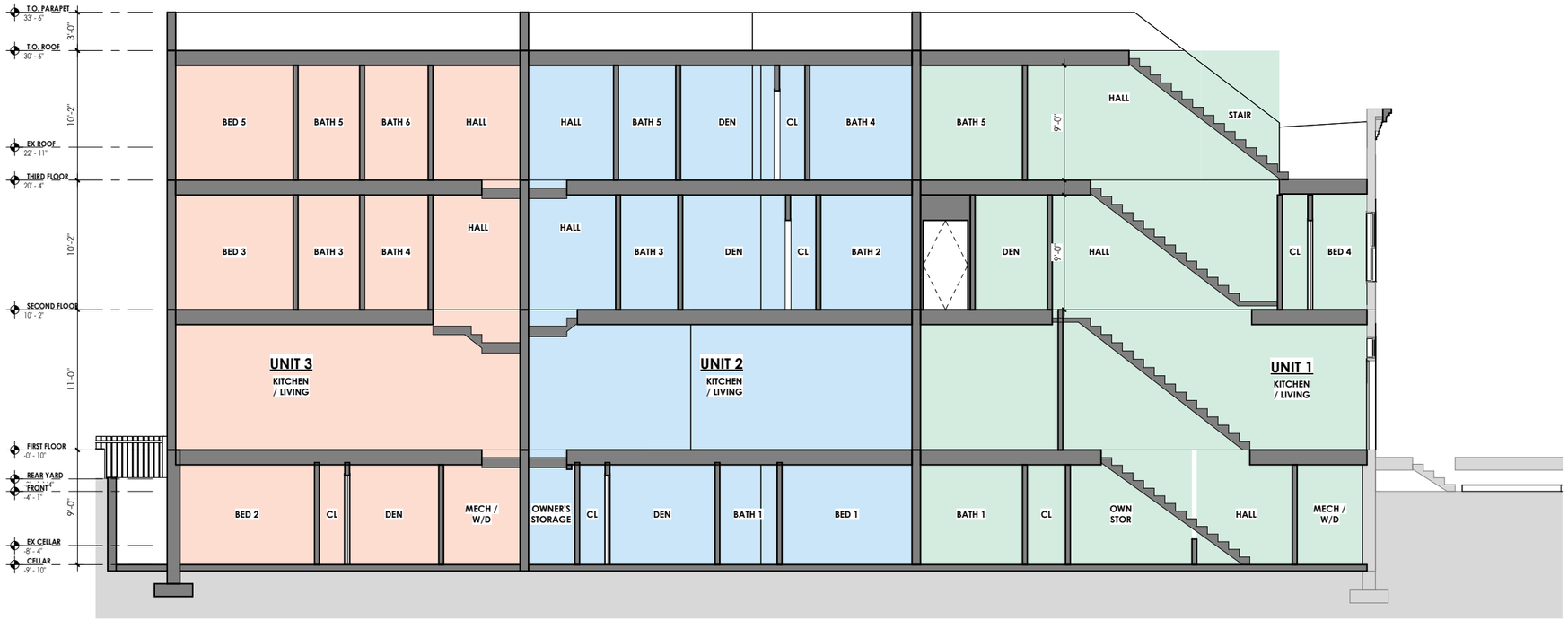
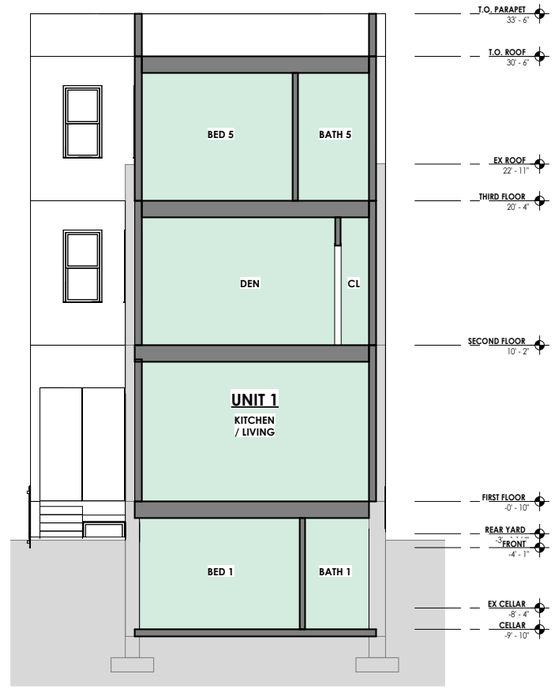
SCALE
3/32" = 1'-0"

009



1 LONGITUDINAL SECTION 1



4 CROSS SECTION 2

2810 SHERMAN AVE NW

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SCALE
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0010