

ZONING/CODE		
#	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	PROPOSED SCOPE OF WORK	REAR ADDITION, NEW CELLAR, 3RD STORY ADDITION, NEW WINDOWS & EXT. DOORS, NEW MP
11	EXISTING USE	2-UNIT APARTMENT HOUSE
12	PROPOSED USE	3-UNIT APARTMENT HOUSE
13	EXISTING LOT SF	3,283.2 SQ FT
14	EXISTING BUILDING FOOTPRINT	1,068.8 SQ FT
15	PROPOSED BUILDING FOOTPRINT	1,480 SQ FT
16	EXISTING GROSS SF	3,698.34 SQ FT
17	PROPOSED BUILDING GROSS SF	5,955 SQ FT
18	MAXIMUM ALLOWABLE LOT OCCUPANCY	60%
19	EXISTING LOT OCCUPANCY	32.5%
20	PROPOSED LOT OCCUPANCY	45.0%
21	MAXIMUM BUILDING HEIGHT	35 FT
22	PROPOSED BUILDING HEIGHT	35 FT
23	APPLICABLE CODES	INTERNATIONAL BUILDING CODE 2012 (IBC)
24	APPLICABLE CODES	INTERNATIONAL RESIDENTIAL CODE 2012 (IRC)

# 3324 SHERMAN AVE NW MULTI-FAMILY

3324 SHERMAN AVE NW, WASHINGTON DC 20010

3324 SHERMAN AVE LLC

ARCHITEXTUAL

www.architextual.com

T 202 295 9001

PROJECT INFORMATION

**3324 Sherman Ave Multi-Family**  
**3324 SHERMAN AVE NW LLC**  
 3324 Sherman Ave NW

PROJECT NUMBER: **2018-13**

5/9/2018 12:31:50 PM

ISSUE RECORD

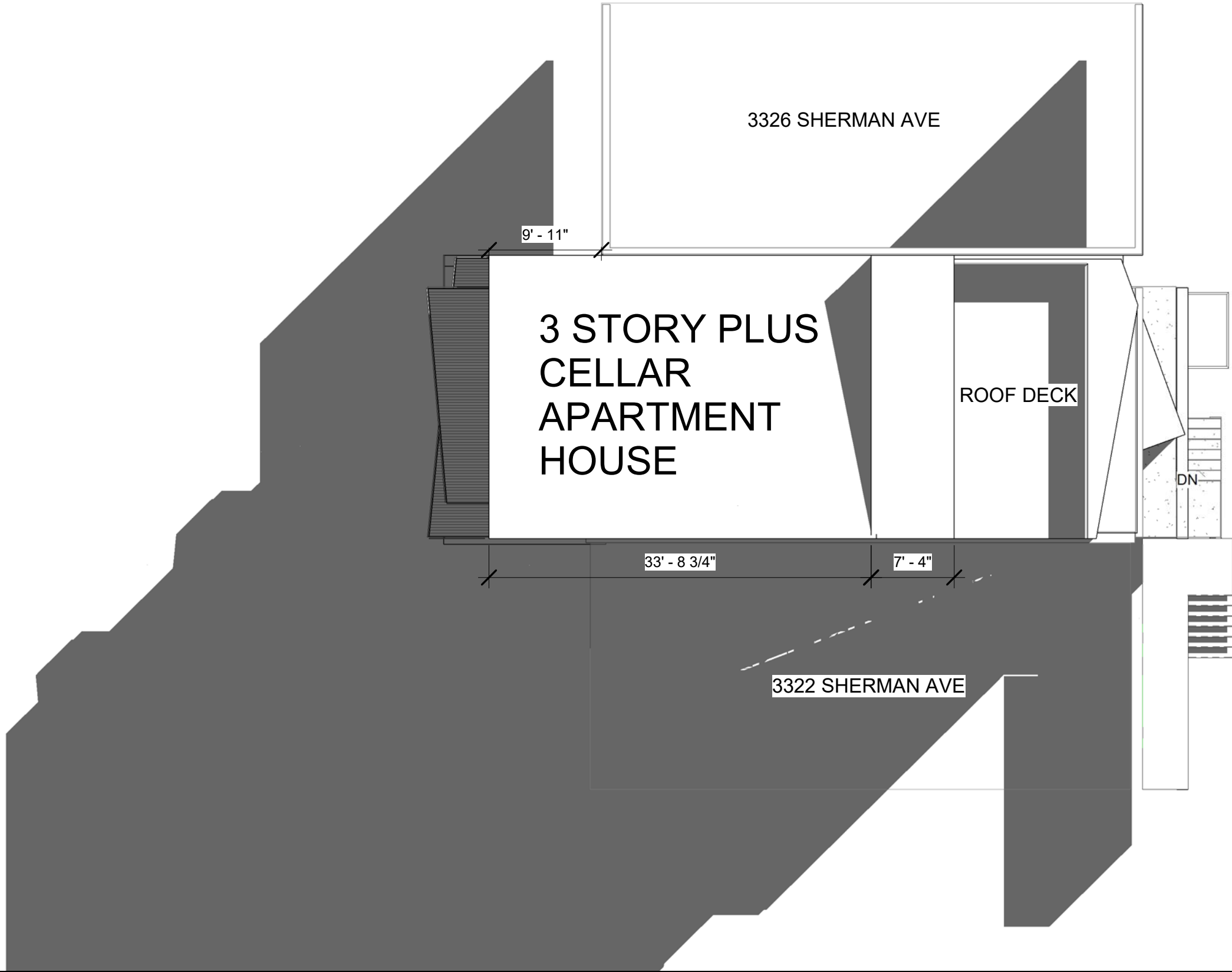
Issue:  
 Reference Sheet:  
 Drawing Date: 03/13/18  
 Drawn By: Author  
 Drawing Scale:

DRAWING INFORMATION

**Cover Sheet**

**Board of Zoning Adjustment**  
 District of Columbia  
 CASE NO. 19796  
 EXHIBIT No. 10  
**2.000**

You are hereby directed to proceed with this Construction Directive which interprets the contract documents or minor changes in the work without change in the contract sum or time. If you consider this a change to the contract sum or contract time, you must submit for approval a Change Order or Time Delay, prior to the work commencing.  
 C:\Users\cferr\Documents\2018-13\_3324\_SHERMAN\_AVE\_MULTI-FAMILYNEW0001\_CatarinaFerreira4652.rvt



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

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PROJECT INFORMATION

**3324 Sherman Ave Multi-Family**  
3324 SHERMAN AVE NW LLC  
3324 Sherman Ave NW

PROJECT NUMBER: 2018-13

5/9/2018 12:31:51 PM

ISSUE RECORD

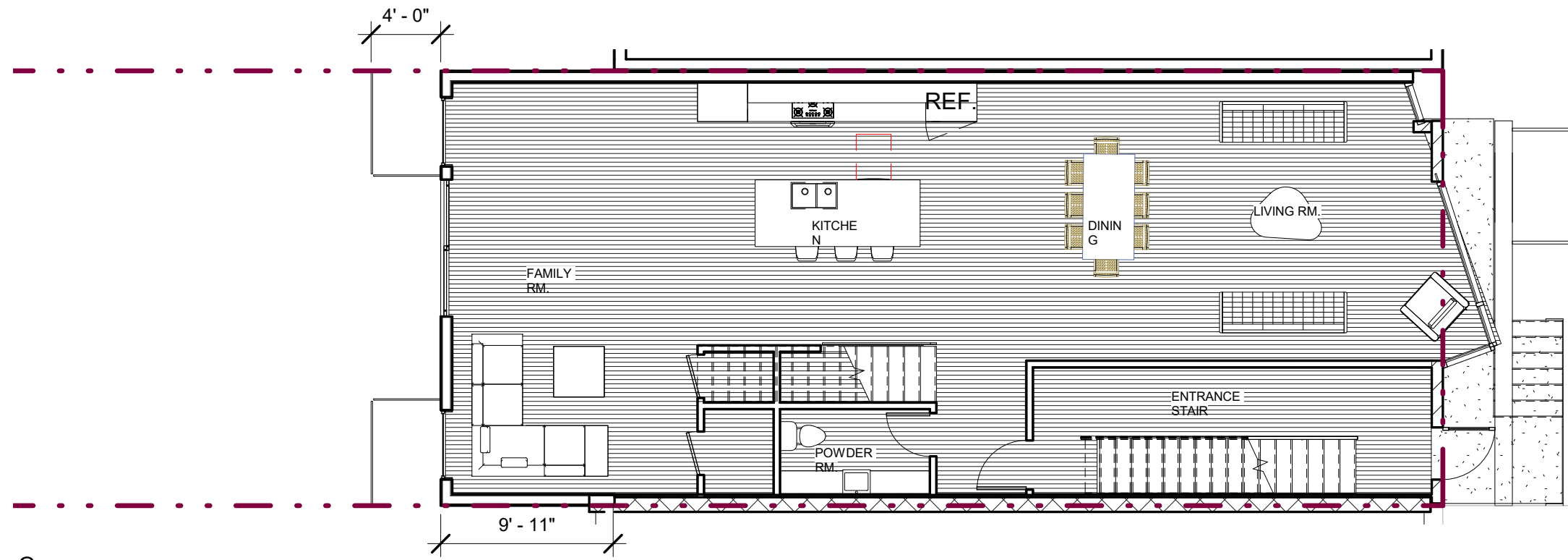
Issue:  
Reference Sheet:  
Drawing Date: 04/19/18  
Drawn By: Author  
Drawing Scale: 1" = 10'-0"

DRAWING INFORMATION

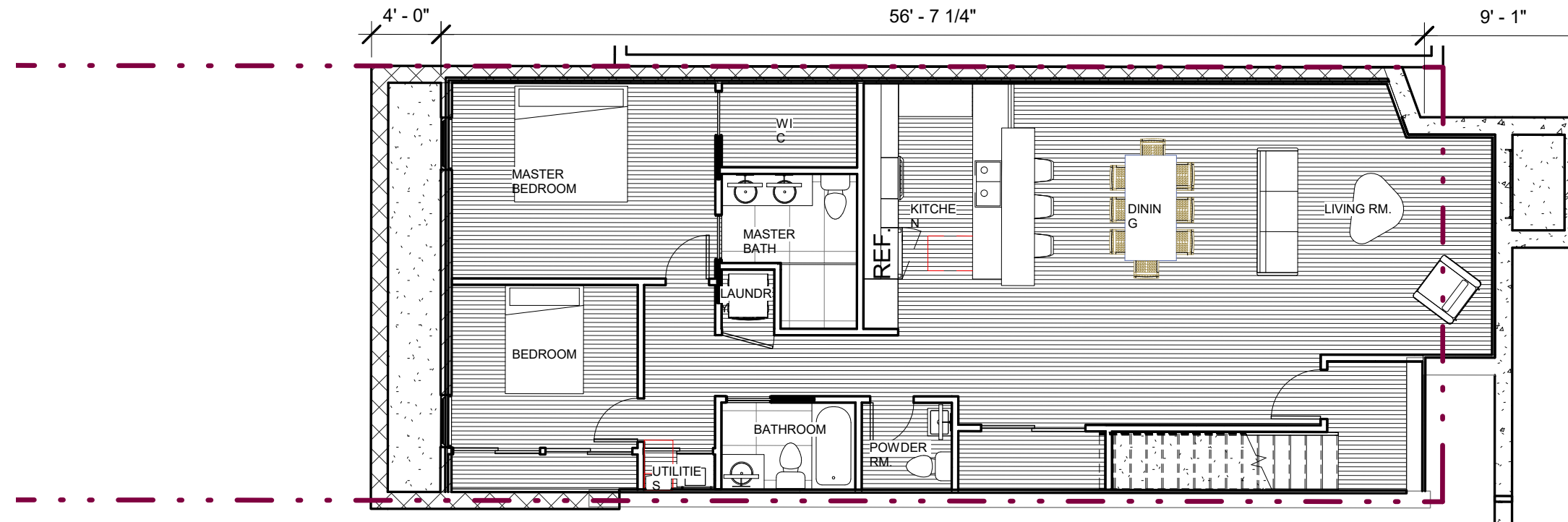
Site Plan

**Z.100**

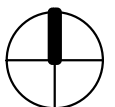
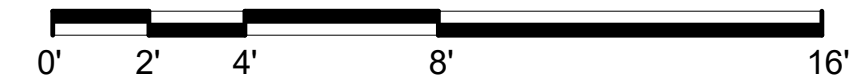
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2 Proposed 1st Floor Plan - BZA  
SCALE 1/8" = 1'-0"



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



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PROJECT INFORMATION

3324 Sherman Ave Multi-Family  
3324 SHERMAN AVE NW LLC  
3324 Sherman Ave NW

PROJECT NUMBER: 2018-13

5/9/2018 12:31:53 PM

ISSUE RECORD

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

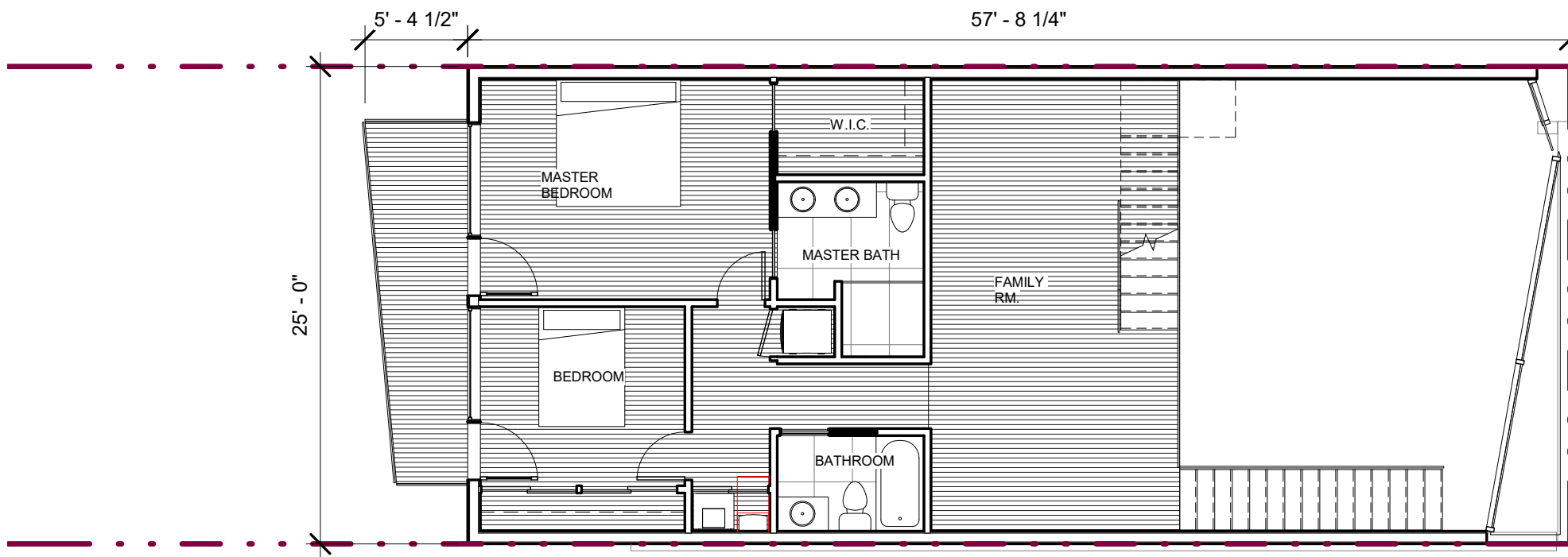
DRAWING INFORMATION

Floor Plans

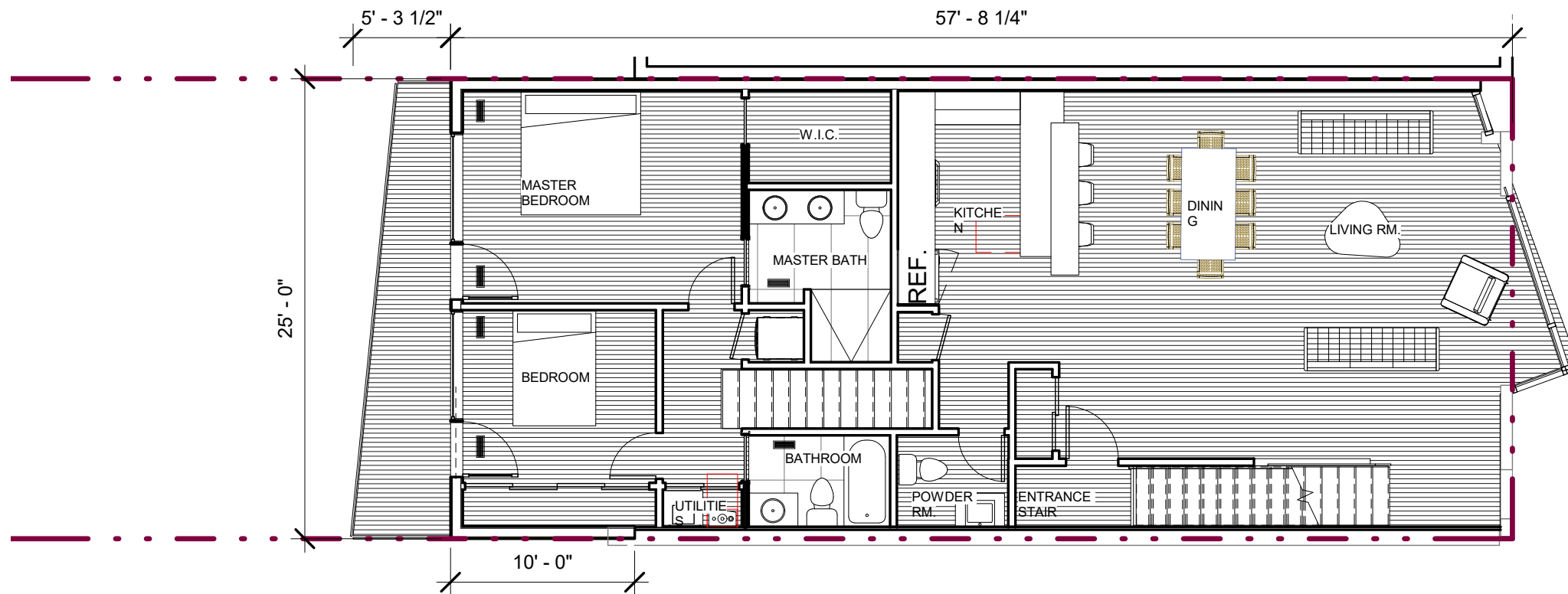
Z.101

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



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



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PROJECT INFORMATION

3324 Sherman Ave Multi-Family  
3324 SHERMAN AVE NW LLC  
3324 Sherman Ave NW

PROJECT NUMBER: 2018-13

5/9/2018 12:31:54 PM

ISSUE RECORD

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

DRAWING INFORMATION

Floor Plans

Z.102

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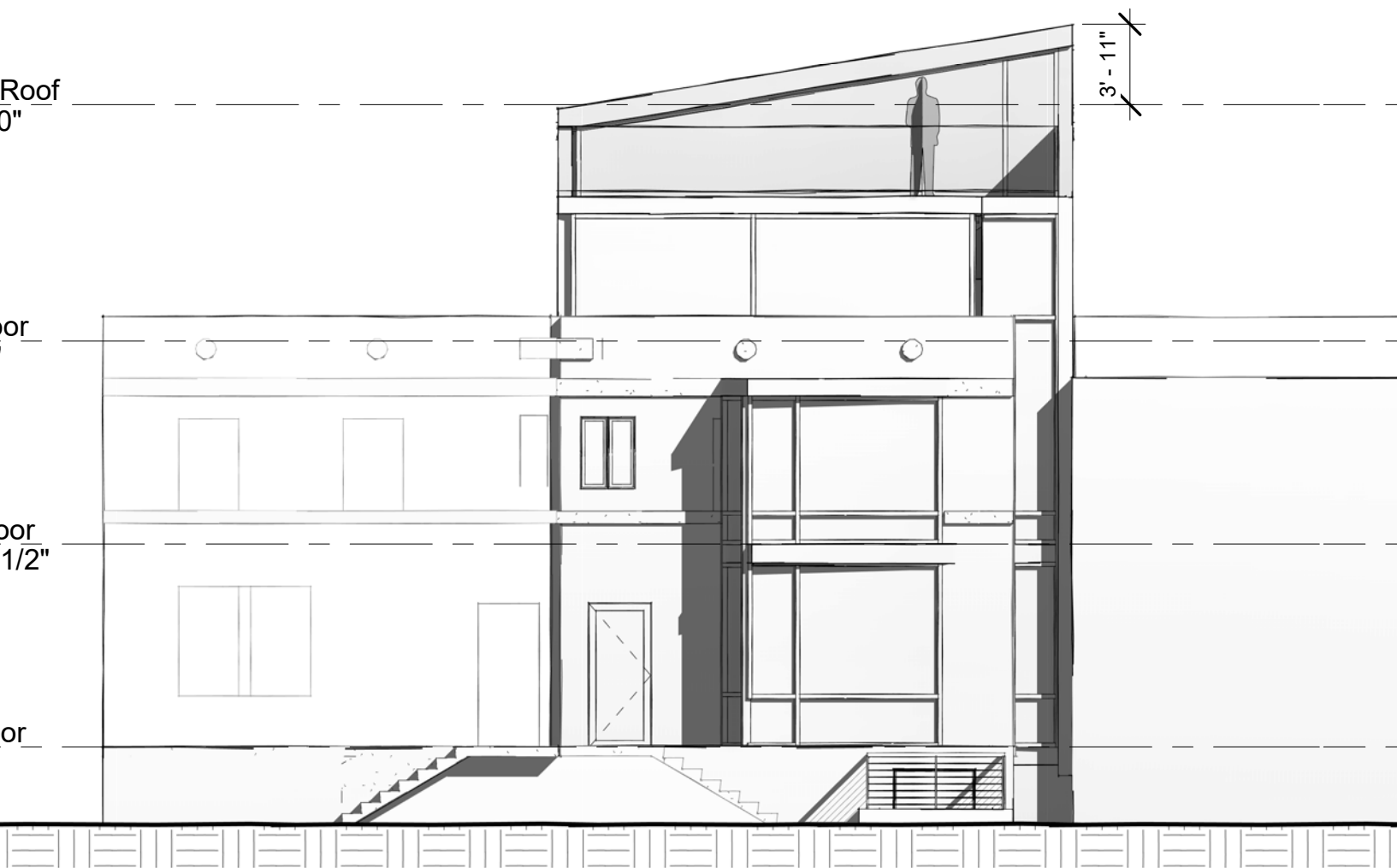
● New Roof  
35' - 0"

● 3rd Floor  
23' - 6"

● 2nd Floor  
13' - 7 1/2"

● 1st Floor  
3' - 9"

● Grade  
0' - 0"



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



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

# ARCHITEXTUAL

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PROJECT INFORMATION

**3324 Sherman Ave Multi-Family**  
3324 SHERMAN AVE NW LLC  
3324 Sherman Ave NW

PROJECT NUMBER: **2018-13**

5/9/2018 12:31:59 PM

ISSUE RECORD

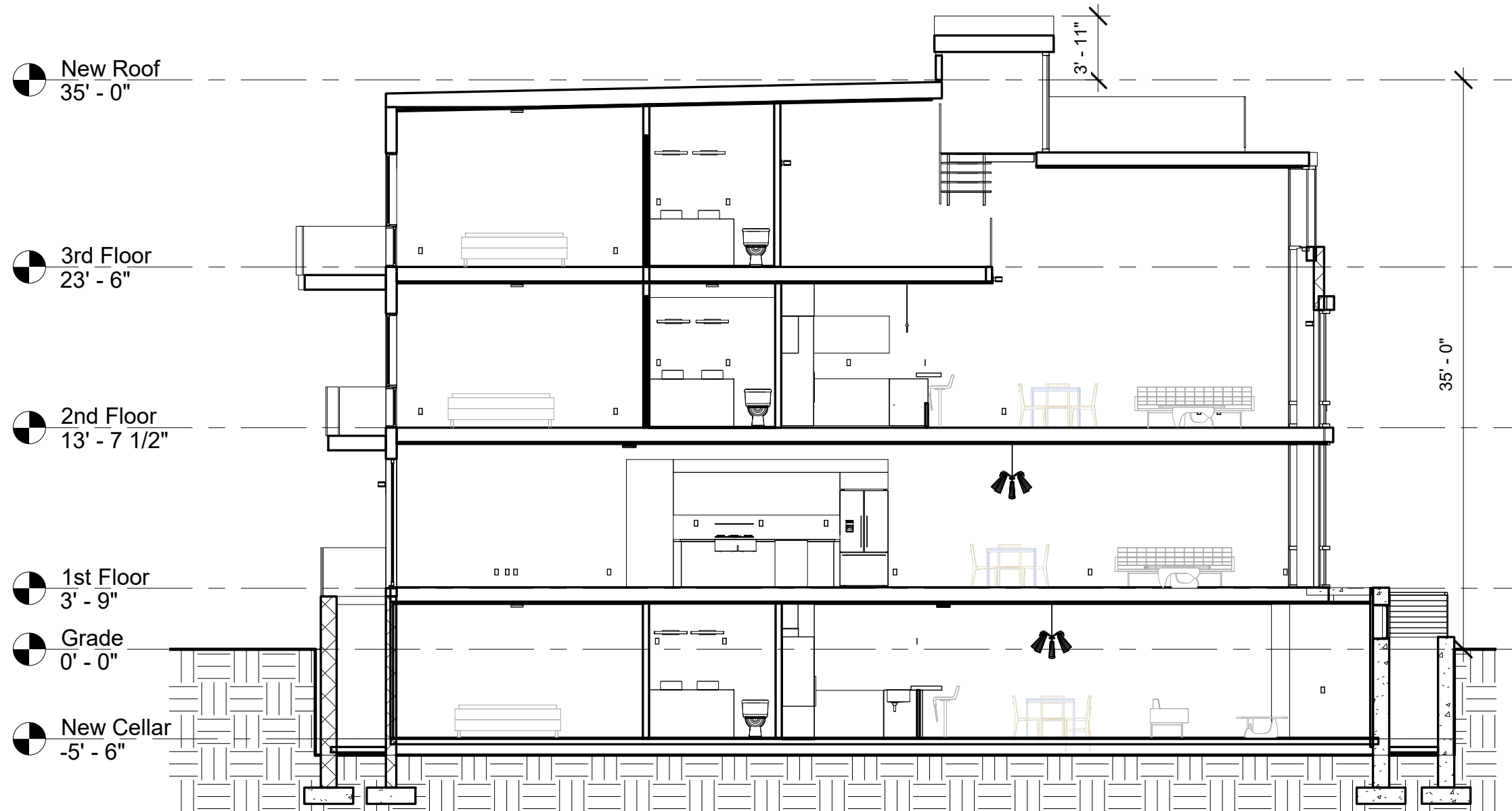
Issue:  
Reference Sheet:  
Drawing Date: 04/19/18  
Drawn By: Author  
Drawing Scale: 1/8" = 1'-0"

DRAWING INFORMATION

**Elevations**

## Z.200

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

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PROJECT INFORMATION

3324 Sherman Ave Multi-Family  
3324 SHERMAN AVE NW LLC  
3324 Sherman Ave NW

PROJECT NUMBER: 2018-13

5/9/2018 12:32:01 PM

ISSUE RECORD

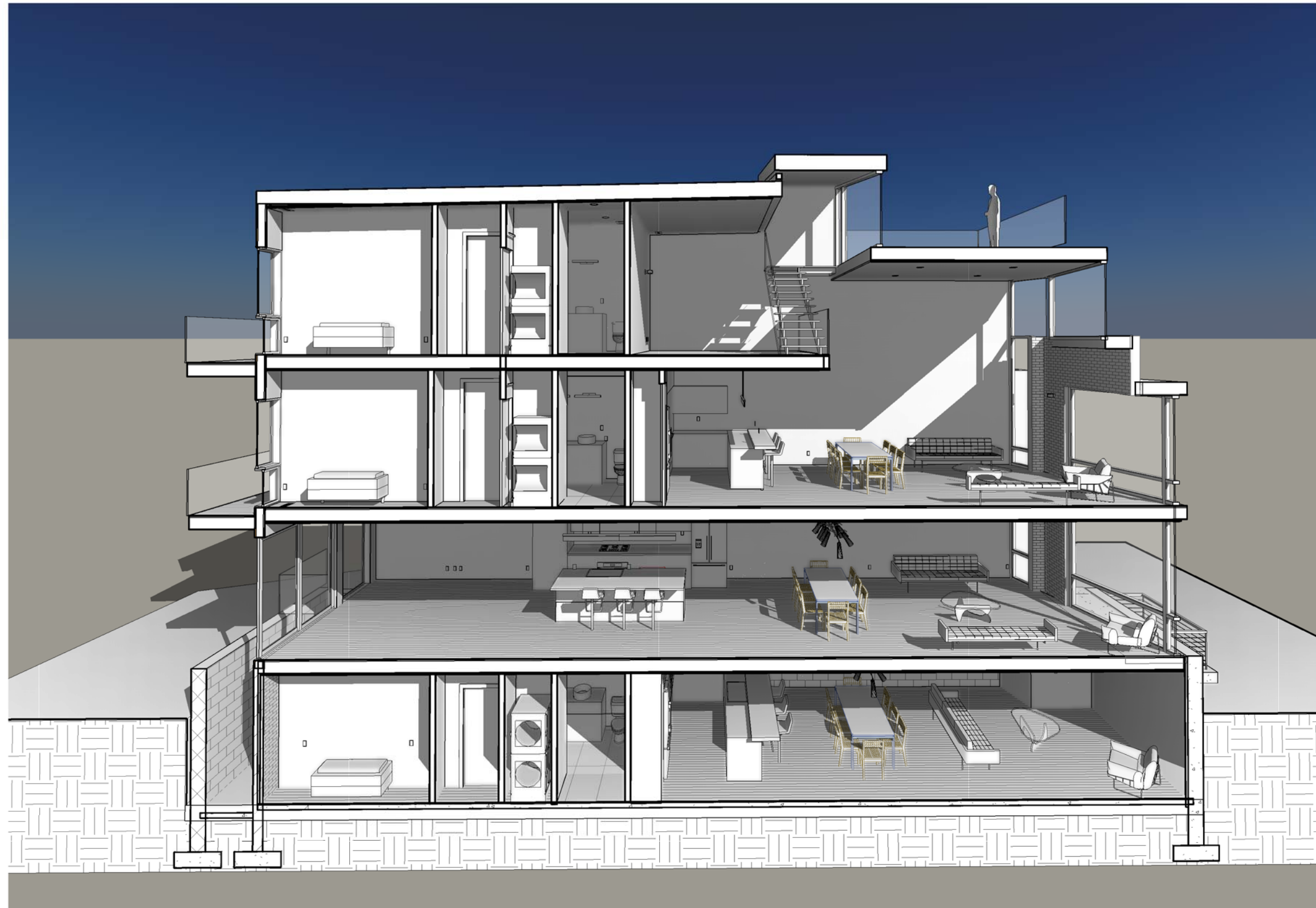
Issue:  
Reference Sheet:  
Drawing Date: 05/05/18  
Drawn By: Author  
Drawing Scale: 1/8" = 1'-0"

DRAWING INFORMATION

Sections

Z.300

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1 | Sectional Perspective  
SCALE

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PROJECT INFORMATION

**3324 Sherman Ave Multi-Family**  
3324 SHERMAN AVE NW LLC  
3324 Sherman Ave NW

PROJECT NUMBER: 2018-13

5/9/2018 12:32:05 PM

ISSUE RECORD

Issue:  
Reference Sheet:  
Drawing Date: 05/05/18  
Drawn By: Author  
Drawing Scale:

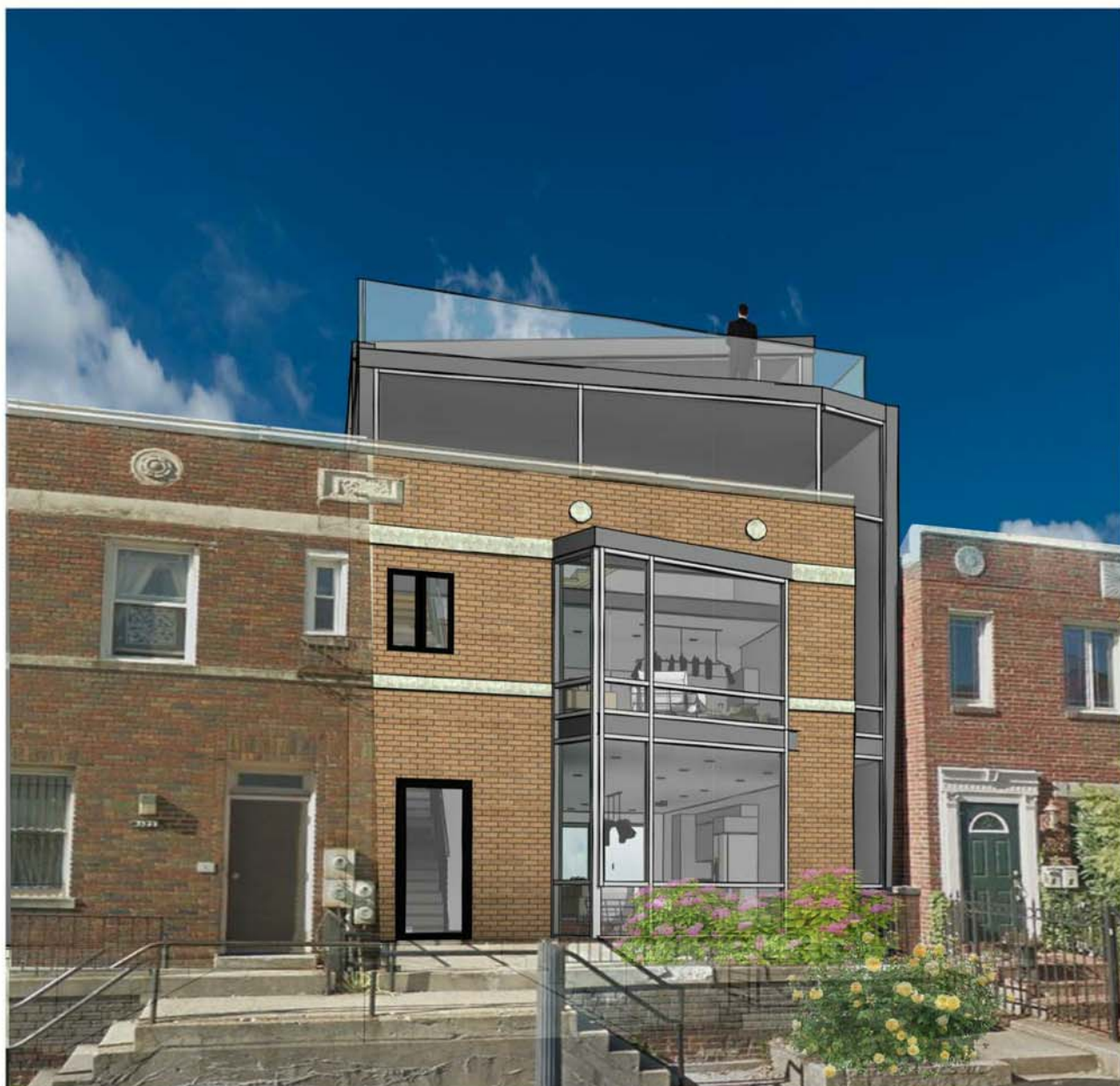
DRAWING INFORMATION

**Sectional Perspective**

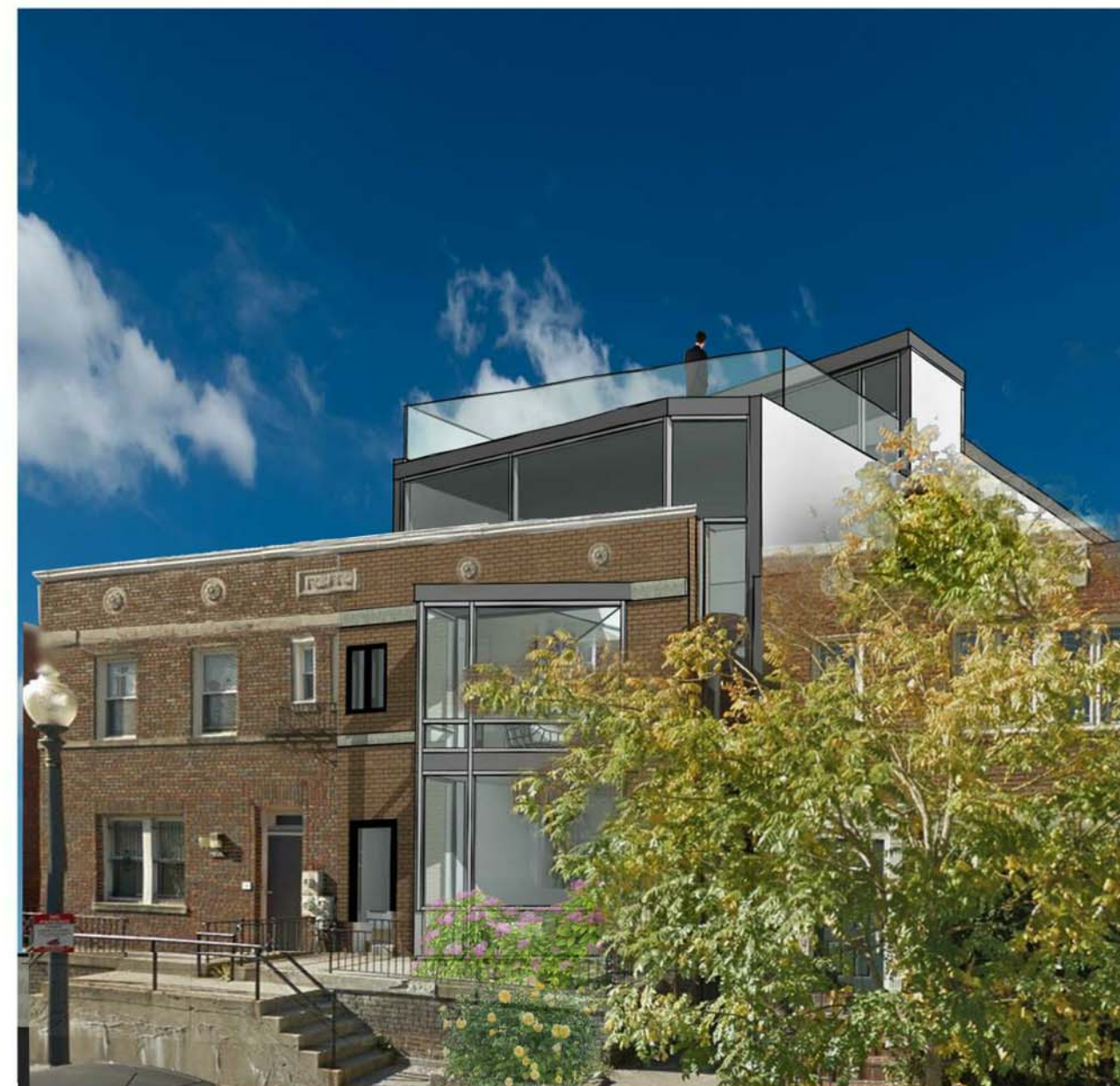
**Z.301**

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1 Street View A  
SCALE



2 Street View B  
SCALE

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PROJECT INFORMATION

**3324 Sherman Ave Multi-Family**  
 3324 Sherman Ave NW  
 3324 Sherman Ave NW

PROJECT NUMBER: **2018-13**

5/9/2018 12:15:20 PM

ISSUE RECORD

Issue:  
 Reference Sheet:  
 Drawing Date: **04/19/18**  
 Drawn By: **Author**  
 Drawing Scale:

DRAWING INFORMATION

**Perspectives**

**Z.400**

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