

710 TAYLOR ST NW WASHINGTON DC 20011

LOT: 0053 SQUARE: 3134

RESIDENTIAL ROW
BUILDING

PROJECT CODE -

OWNER

OWNER ADDRESS

41649 WHITE YARROW CT
ASHBURN VA 20148

PROPERTY ADDRESS

710 TAYLOR ST NW
WASHINGTON DC 20011

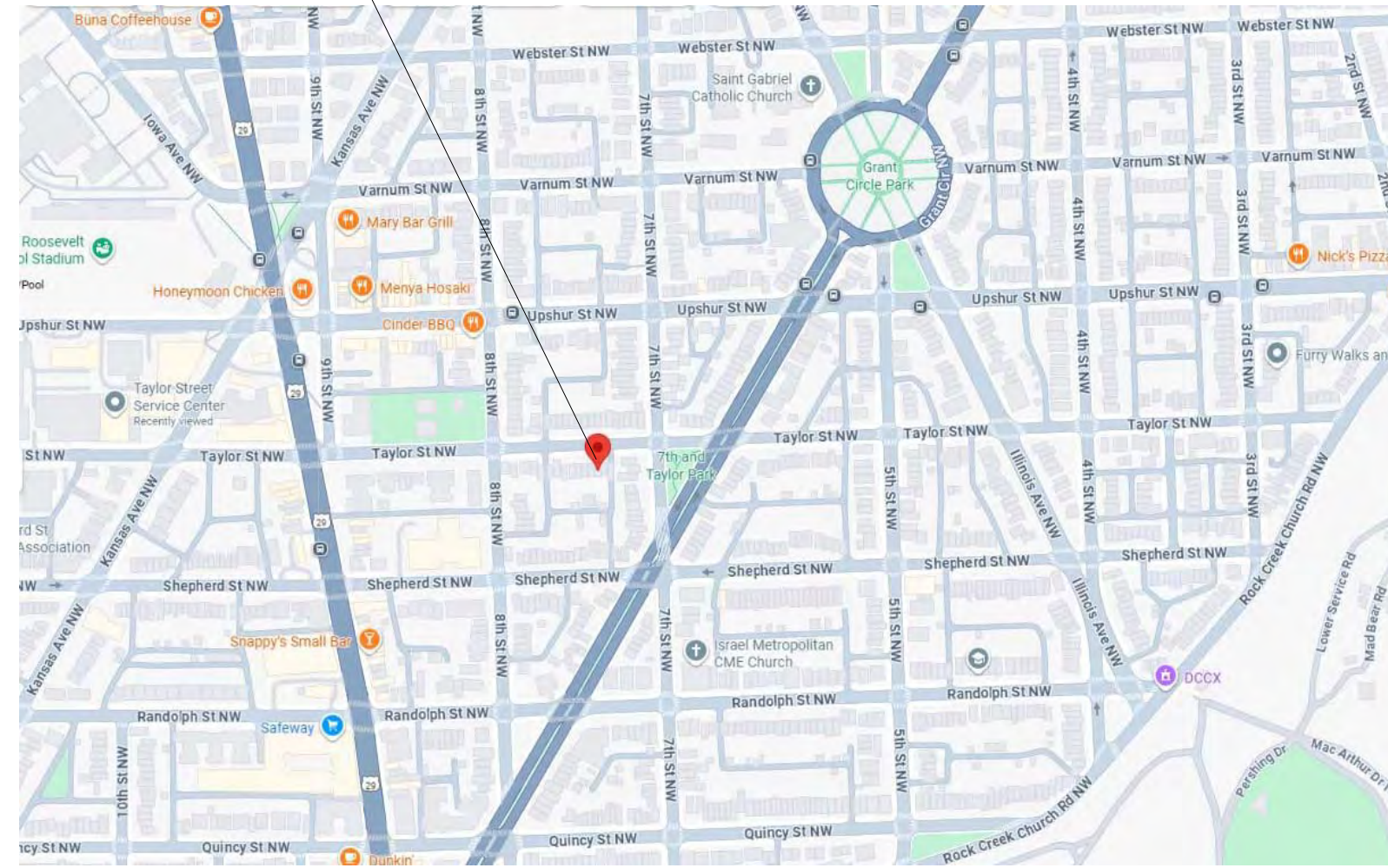
Square, Suffix, Lot

3134 0053

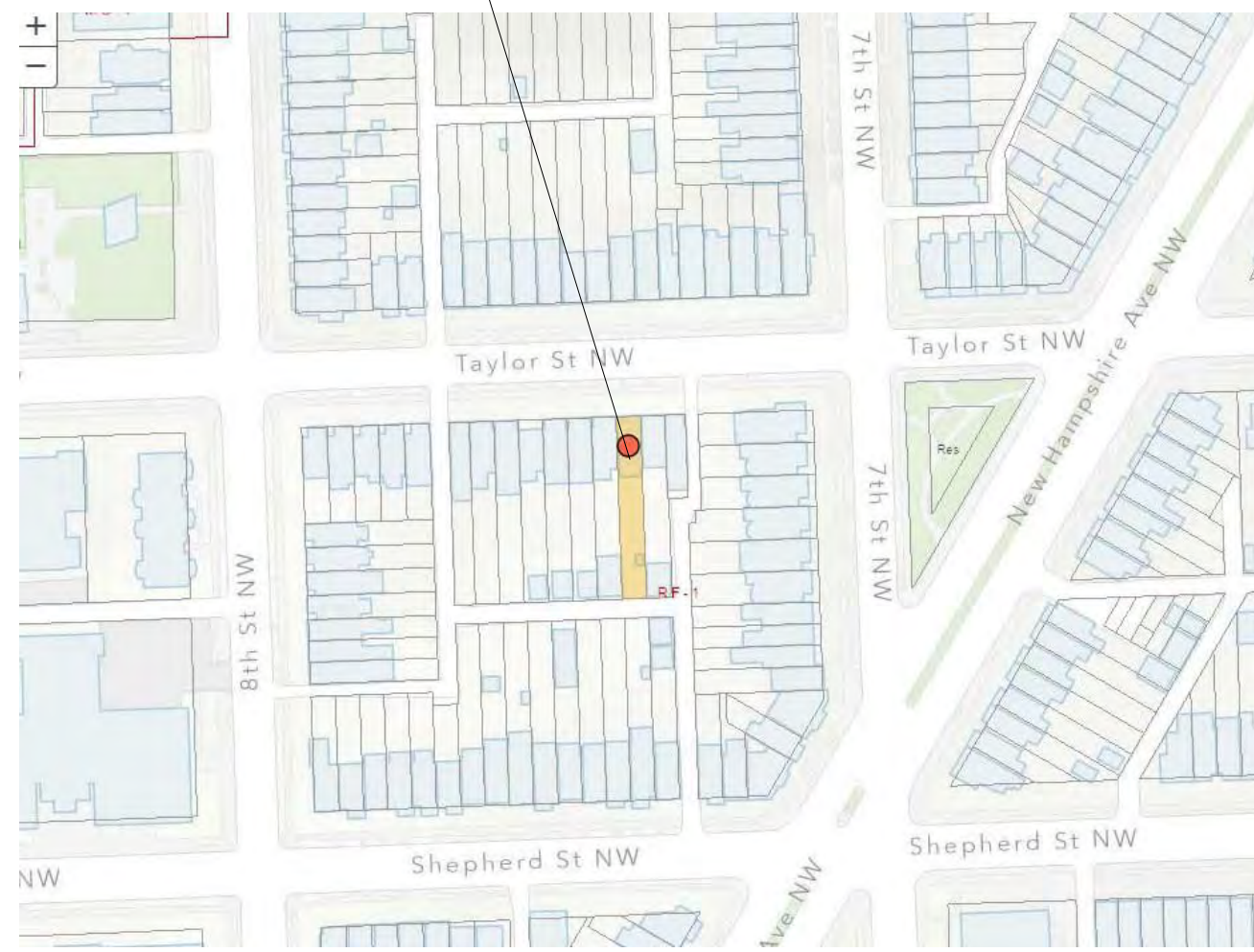
PROJECT DESIGN TEAM

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LOCATION



VICINITY MAP



710 TAYLOR ST NW WASHINGTON DC 20011 BZA PACKAGE

SCOPE OF WORKS

ADDITION, ALTERATION AND REPAIR
ON A RESIDENTIAL ROW BUILDING. TO
CONVERT UNIT TO 3 UNITS
RESIDENTIAL.

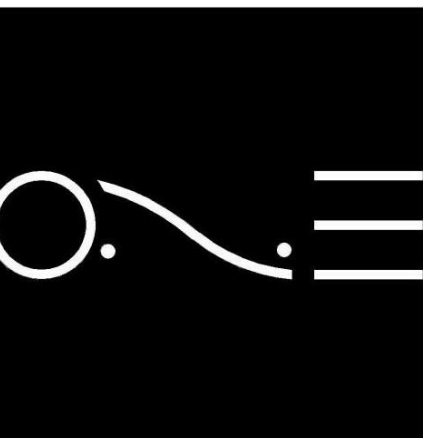
- TO CONSTRUCT REAR ADDITION
- TO CONSTRUCT REAR DECK AND STAIR.
- TO CONSTRUCT THIRD FLOOR ADDITION AND ROOF DECK.
- TO UNDERPIN EXISTING CELLAR.
- TO INSTALL MEP ENTIRELY.
- TO CONSTRUCT PARKING PAD IN THE REAR YARD.
- TO REPLACE EXISTING FLOOR JOISTS IN PLACE.

DRAWING INDEX

Sheet List	
Sheet Number	Sheet Name
01	COVER
02	SITE PLANS AND ZONING CALCS
03	EXISTING SITUATION
04	EXISTING DEMO LAYOUTS
05	PROPOSED LAYOUTS
06	PROPOSED LAYOUTS
07	ELEVATIONS
08	SIDE ELEVATIONS
09	SECTION
10	AREA PLAN
11	LANDSCAPE SITE PLAN
12	SHADOW STUDY
13	SHADOW STUDY
14	RENDERINGS

710 TAYLOR ST NW

DISTRICT OF COLUMBIA
20011



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SYMBOLS

ABBREVIATIONS

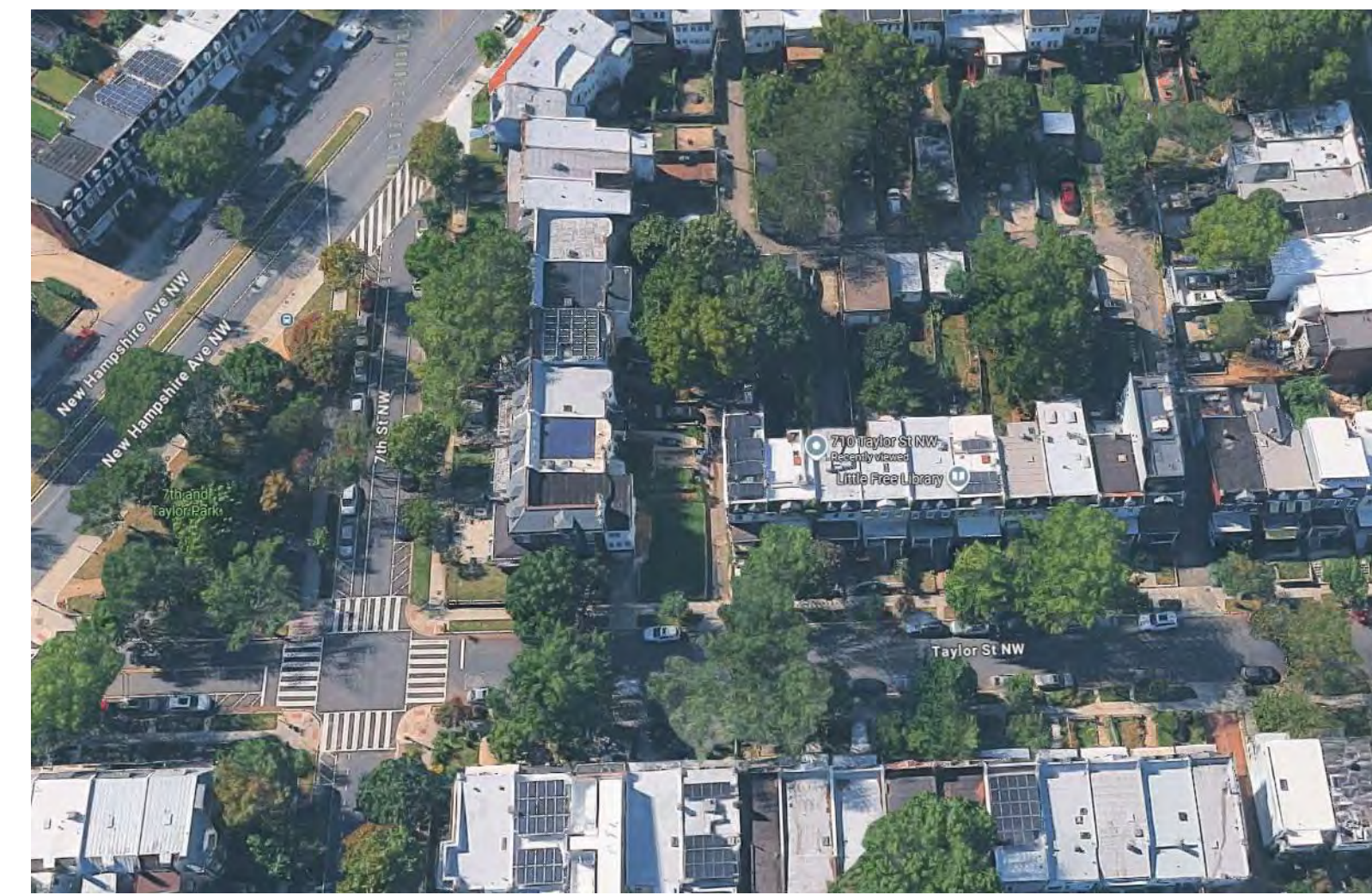
<p>PLAN DETAIL REFERENCE</p> <p>X XX --- --- --- ---</p> <p>ELEVATION REFERENCE</p> <p>X XX --- ---</p> <p>SECTION REFERENCE</p> <p>X XX --- ---</p> <p>EXISTING WALL TO BE REMOVED</p> <p>EXISTING WALL TO REMAIN</p> <p>NEW BRICK WALL</p> <p>NEW CMU WALL</p> <p>NEW STUD WALL</p>	<p>DOOR DESIGNATION</p> <p>WINDOW DESIGNATION</p> <p>PARTITION TYPE</p> <p>KEY NOTE</p> <p>ROOM NUMBER</p> <p>FIXTURE TYPE</p> <p>ELEVATION MARKER</p> <p>INTERIOR ELEVATION DESIGNATION</p> <p>ROOF SLOPE DIRECTION</p>
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AFF	ABOVE FINISH FLOOR	MAT	MATERIAL
AA	ALL AROUND	MAX	MAXIMUM
ACOUS	ACOUSTICAL	MC	MILLWORK CONTRACTOR
ACT	ACOUSTICAL CEILING TILE	MDF	MEDIUM DENSITY FIBERBOARD
ADJ	ADJUSTABLE	MDO	MEDIUM DENSITY OVERLAY
ALUM	ALUMINUM	MECH	MECHANICAL
ANOD	ANODIZED	MIN	MINIMUM
BD	BOARD	MISC	MISCELLANEOUS
BLKG	BLOCKING	MLDG	MOLDING
BS	BOTH SIDES	MO	MASONRY OPENING
CL	CENTER LINE	MTD	MOUNTED
CLG	CEILING	MTL	METAL
CMU	CONCRETE MASONRY UNIT	OC	ON CENTER
CONT	CONTINUOUS	OPP	OPPOSITE
DIA	DIAMETER	PLYWD	PLYWOOD
DIAM	DIMENSION	PL	PLATE
DN	DOWN	POL	POLISHED
DOUG	DOUGLAS	PTD	PAINTED
DR	DOOR	RCP	REFLECTED CEILING PLAN
DTL	DETAIL	RND	ROUND
DWG	DRAWING	RO	ROUGH OPENING
ELEC	ELECTRICAL	SC	SOLID CORE
ELEV	ELEVATION	SIM	SIMILAR
EQ	EQUAL	SHT	SHEET
EQUIP	EQUIPMENT	STND	STAINED
EXIST	EXISTING	STL	STEEL
FF	FINISH FLOOR	STOR	STORAGE
FIXT	FIXTURE	TEL	TELEPHONE
FLR	FLOOR	TYP	TYPICAL
FLUOR	FLUORESCENT	TME	TO MATCH EXISTING
GFI	GROUND FAULT INTERRUPTER	UON	UNLESS OTHERWISE NOTED
GC	GENERAL CONTRACTOR	VCT	VINYL COMPOSITION TILE
GL	GLAZING	VERT	VERTICAL
GYP	GYPSONUM	VENEER	VENEER
GWB	GYPSONUM WALL BOARD	VIF	VERIFY IN FIELD
HDWR	HARDWARE	VWC	VINYL WALL COVERING
HM	HOLLOW METAL	W	WITH

FRONT PHOTO



ARIAL PHOTO



PROJECT DESIGN TEAM

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REVISION #

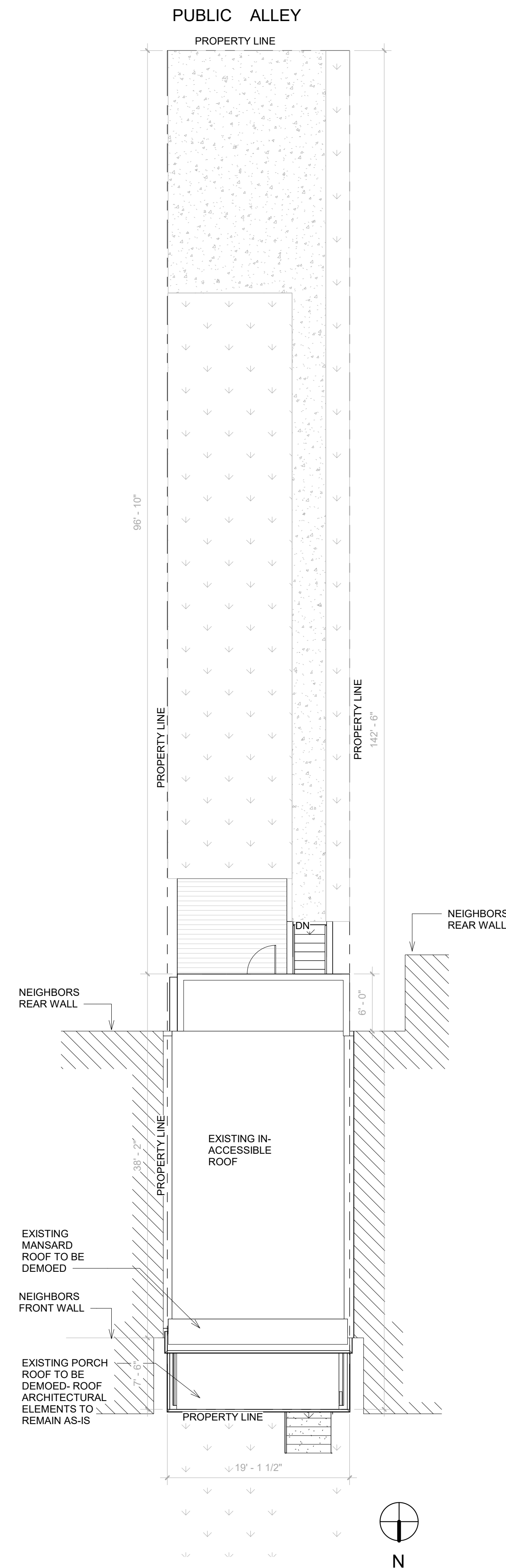
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ISSUE DATE MAY 2025

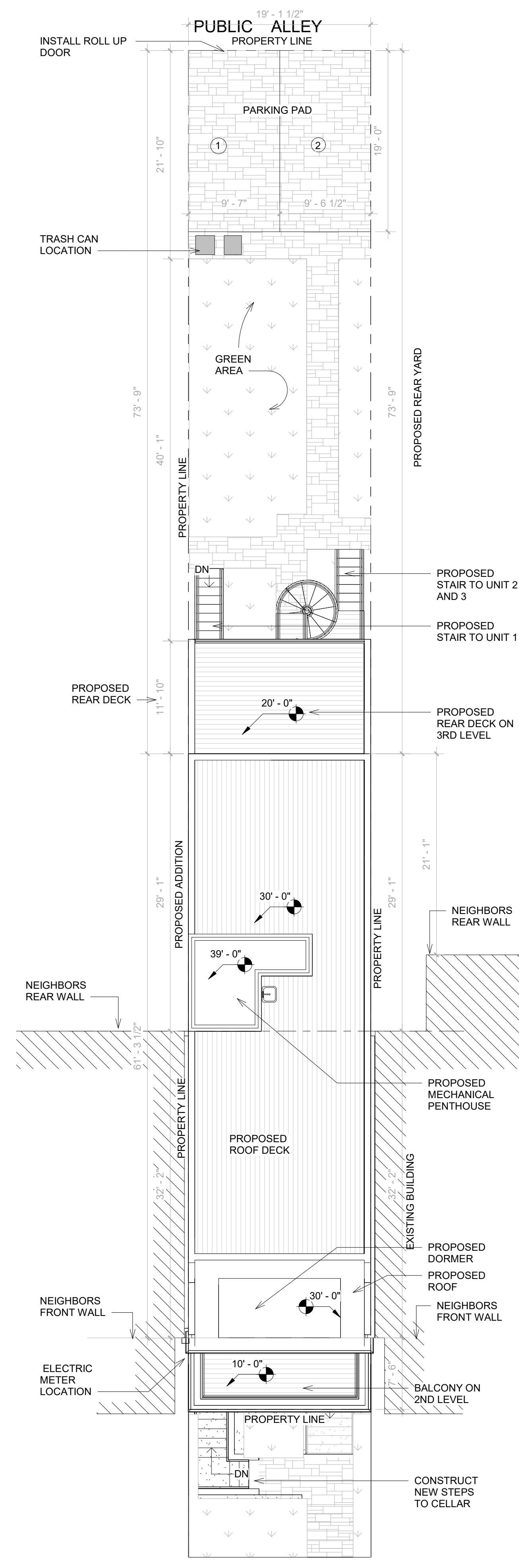
COVER

01

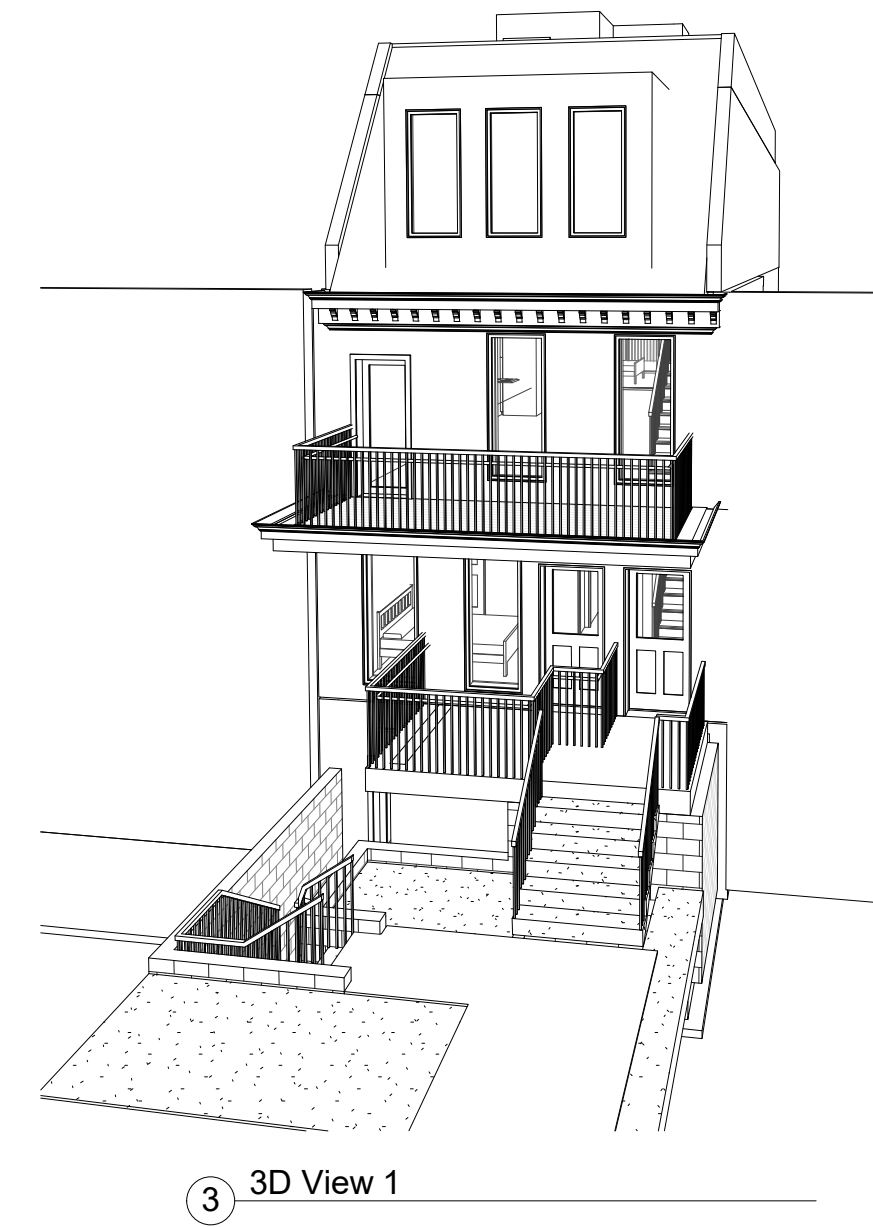
Board of Zoning Adjustment
District of Columbia
CASE NO. 21430
EXHIBIT NO. 20A



1 SITE PLAN EXISTING
1/8" = 1'-0"



2 SITE PLAN
1/8" = 1'-0"



3 3D View 1

GENERAL NOTES

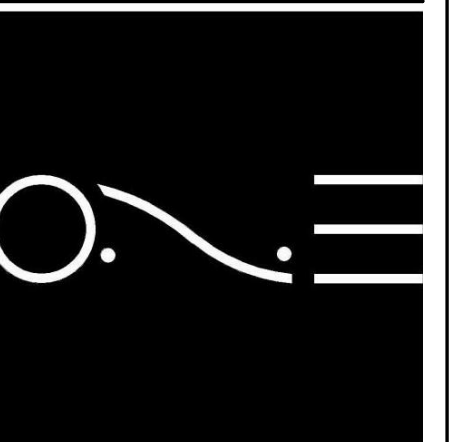
GENERAL INFORMATION	EXISTING LOT	PROPOSED BUILDING
USE GROUP	R3	R3
TYPE OF CONSTRUCTION	VB	VB
FULLY SUPPRESSED (SPRINKLED)	NO	NO
LOT AREA	2725	2725
BUILDING FOOTPRINT	875	1585
ABOVE GRADE:	1ST - 730 SF 2ND - 730 SF	1ST - 1170 SF 2ND - 1170 SF 3RD - 1150 SF PH - 100 SF
	TOTAL = 1460 SF CELLAR - 615 SF GFA = 2075 SF	TOTAL = 3590 SF CELLAR - 1275 SF GFA = 4865 SF
IMPERMEABLE AREA	1540 SF	1585 SF
GREEN AREA	1185 SF	624 SF
PERMEABLE PAVEMENT	NA	516 SF
TOTAL PERVIOUS	1185 SF (43%)	1140 SF (42%)
BUILDING HEIGHT	2 story	34'-0" / 3 STORIES
NUMBER OF EXITS	3	3
SOUND TRANSMISSION	-	STC 52
SMOKE DETECTORS	YES	YES
CO DETECTORS	YES	YES
SPRINKLER	NO	YES
INSULATION		YES: EXTERIOR WALLS @ R19; ROOF @ R-49

GENERAL NOTES / ZONING CODE ANALYSIS		710 TAYLOR ST NW WASHINGTON DC 20011	
ZONING DISTRICT	RF-1	TOTAL LOT AREA	2725_SF
USE GROUP	R-3	TOTAL LOT WIDTH	142.5'
LOT	0053	-DEPTH &	19.12' WIDTH
SQUARE	3134		

REQUIREMENT	EXISTING	ALLOWABLE / REQUIRED	PROPOSED
LOT OCCUPANCY	875 SF (32%)	1635 SF (60%)	1585 SF (58%)
HEIGHT	24 FT	35 FT (3 STORIES)	34 FT
SIDEYARD WIDTH	N/A	5 FT	N/A
REAR YARD SETBACK	96'-10"	20 FT MIN	40'-1"
PARKING	1	1	2
FRONT YARD	0 FT	WITHIN RANGE OF EX.	0 FT
DWELLING UNITS	1	2	3

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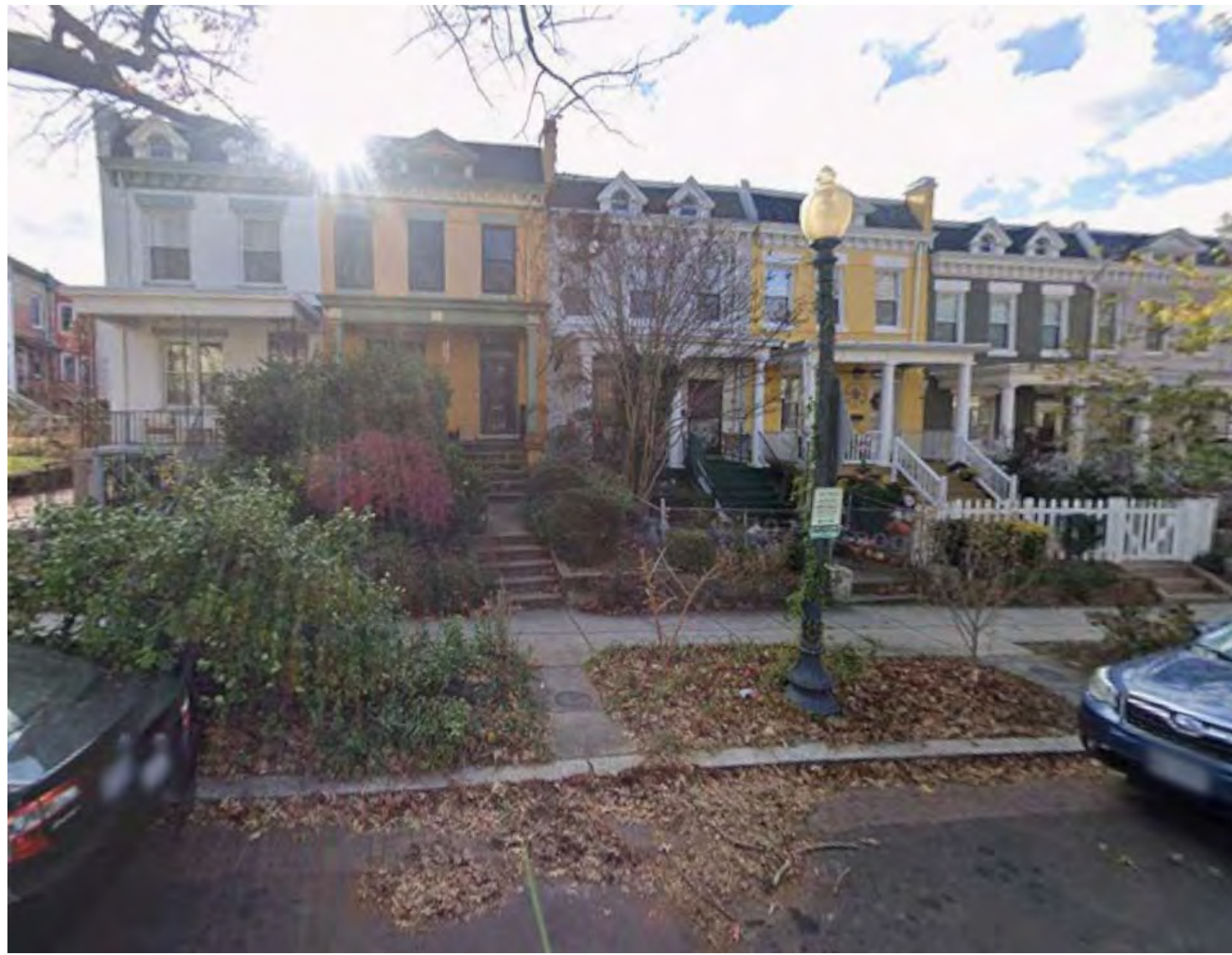


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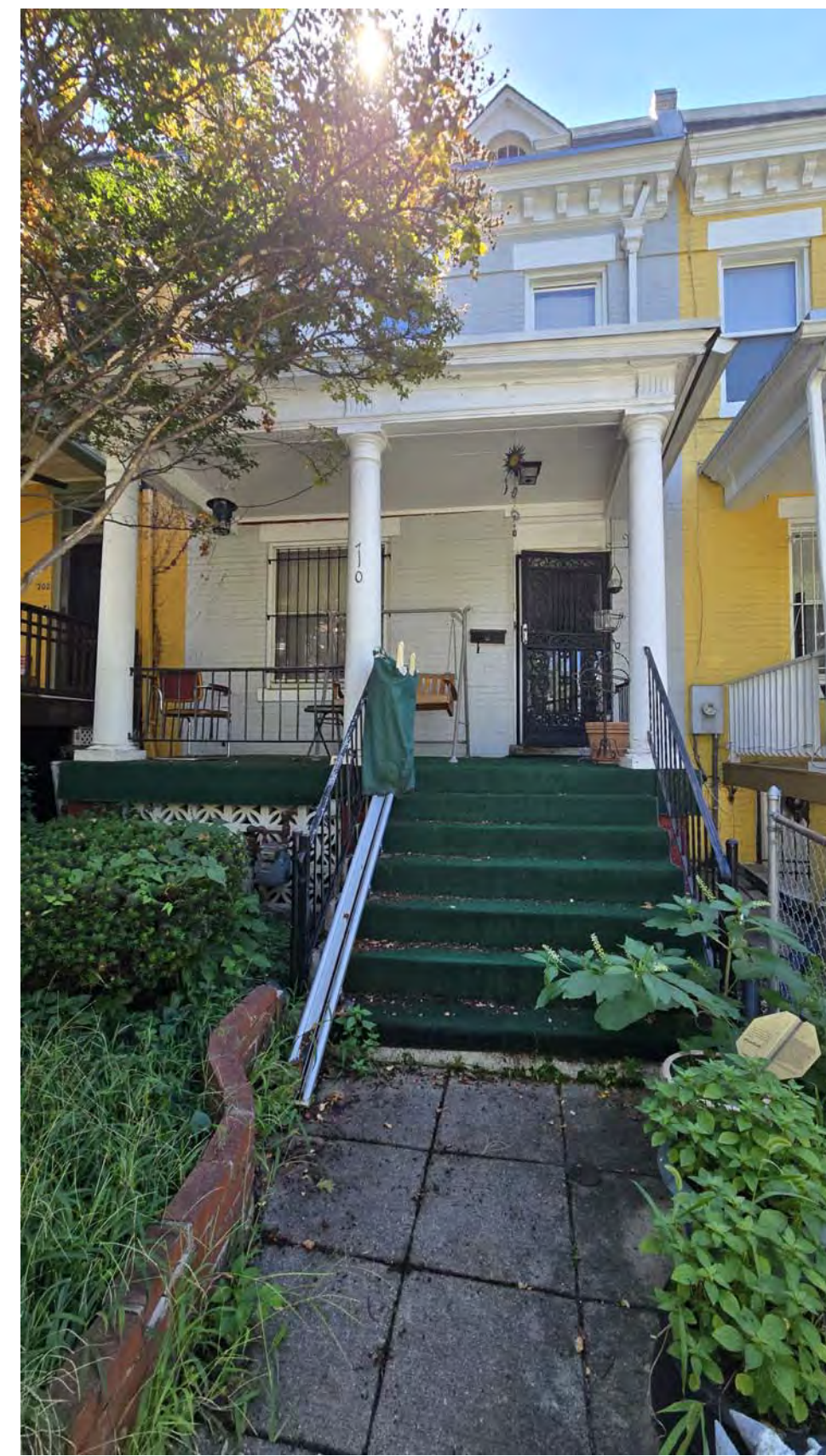
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ISSUE DATE MAY 2025

SITE PLANS
AND ZONING
CALCS

02



FRONT VIEW



FRONT STEPS



VIEW FROM REAR ALLEY



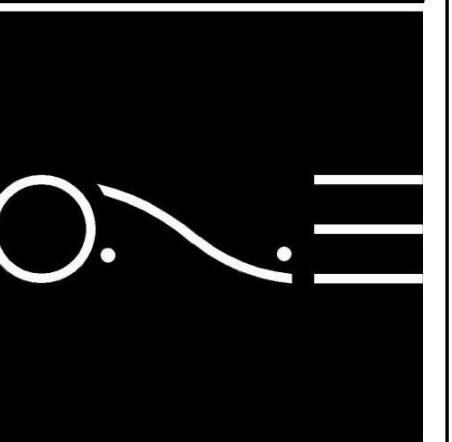
EXISTING REAR WALL



VIEW TOWARDS REAR ALLEY

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SCALE

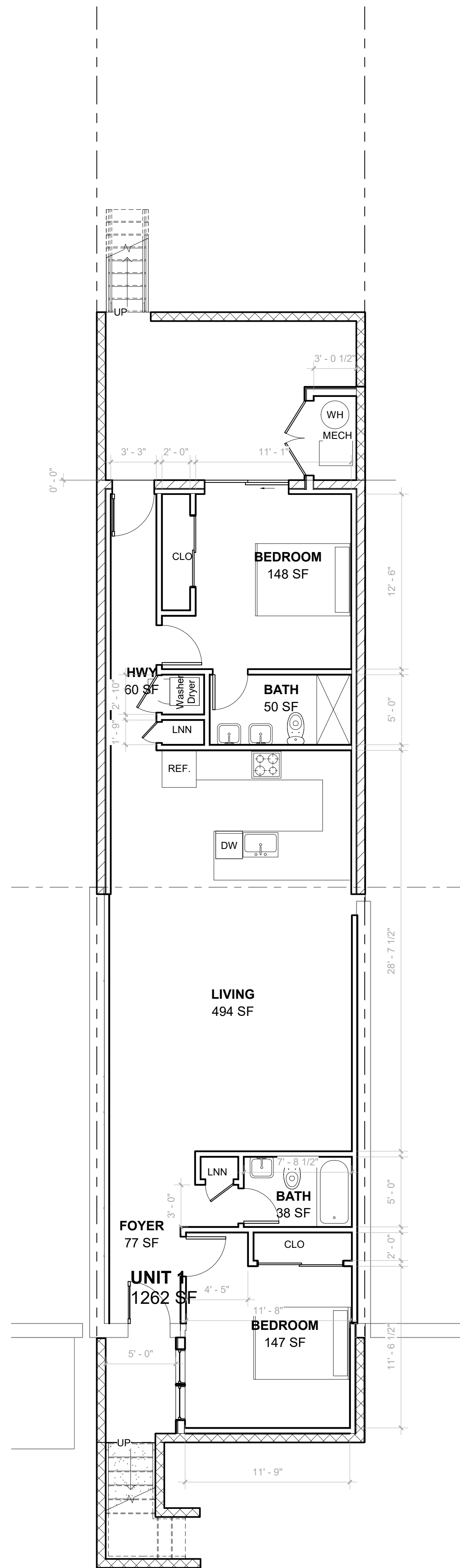
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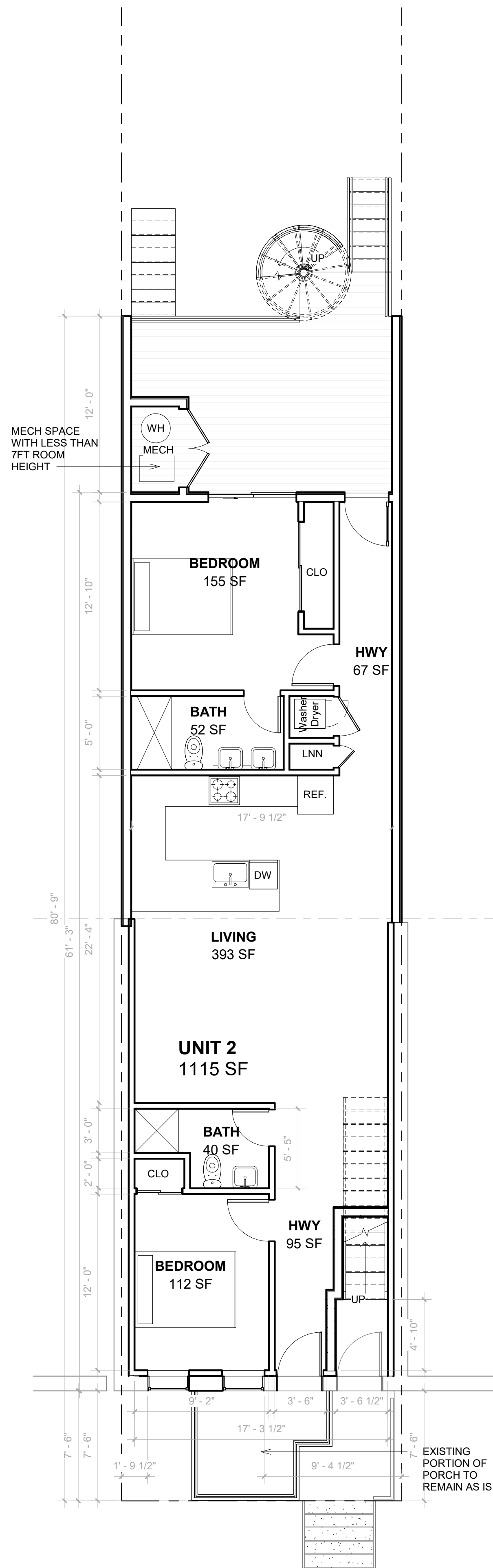
MAY 2025

**EXISTING
SITUATION**

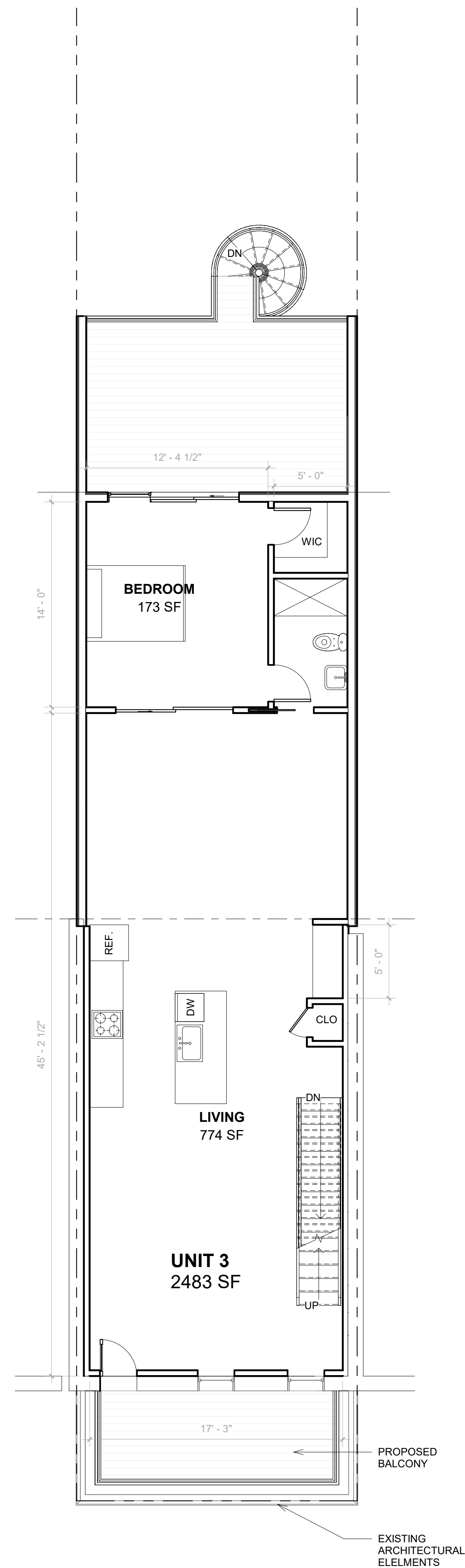
03



1 PROPOSED CELLAR
3/16" = 1'-0"



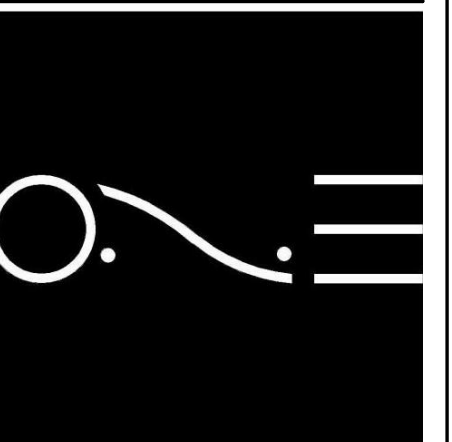
2 1ST FLOOR PLAN
3/16" = 1'-0"



3 PROPOSED SECOND FLOOR
3/16" = 1'-0"

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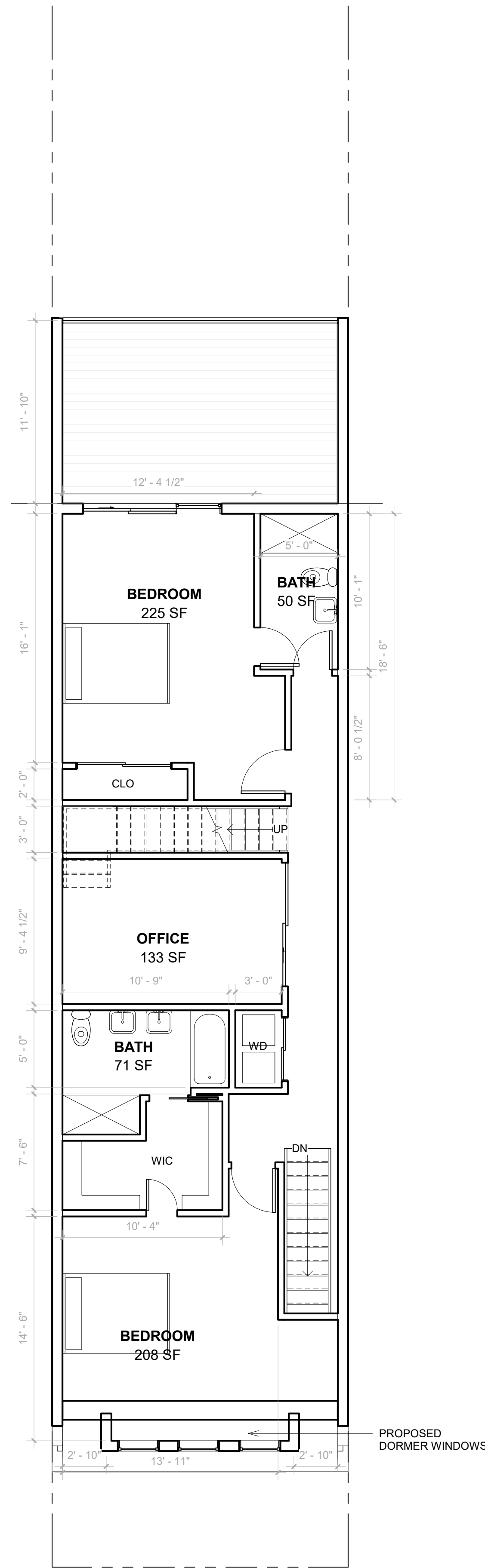
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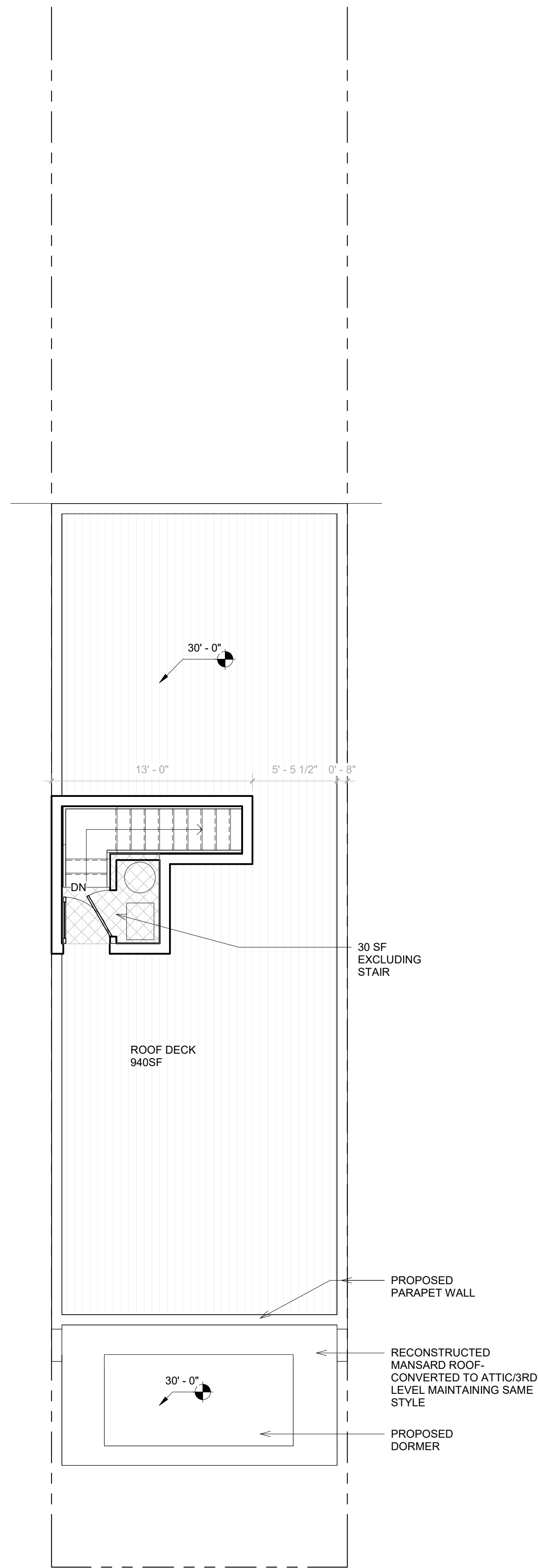
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**PROPOSED
LAYOUTS**

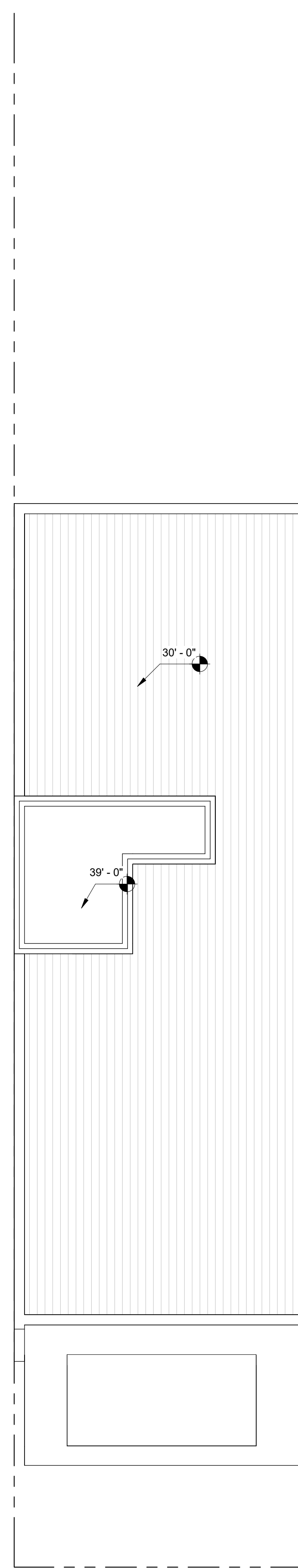
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1 PROPOSED THIRD LEVEL
3/16" = 1'-0"



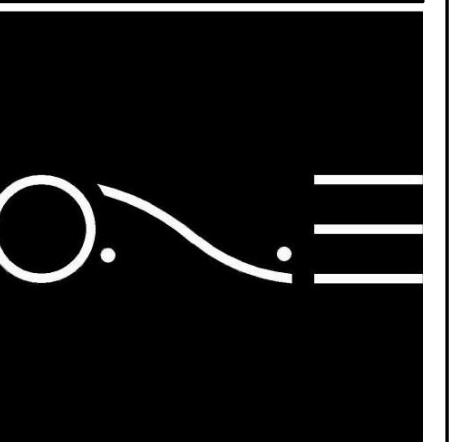
2 PROPOSED MECH PENTHOUS
3/16" = 1'-0"



3 PROPOSED ROOF
3/16" = 1'-0"

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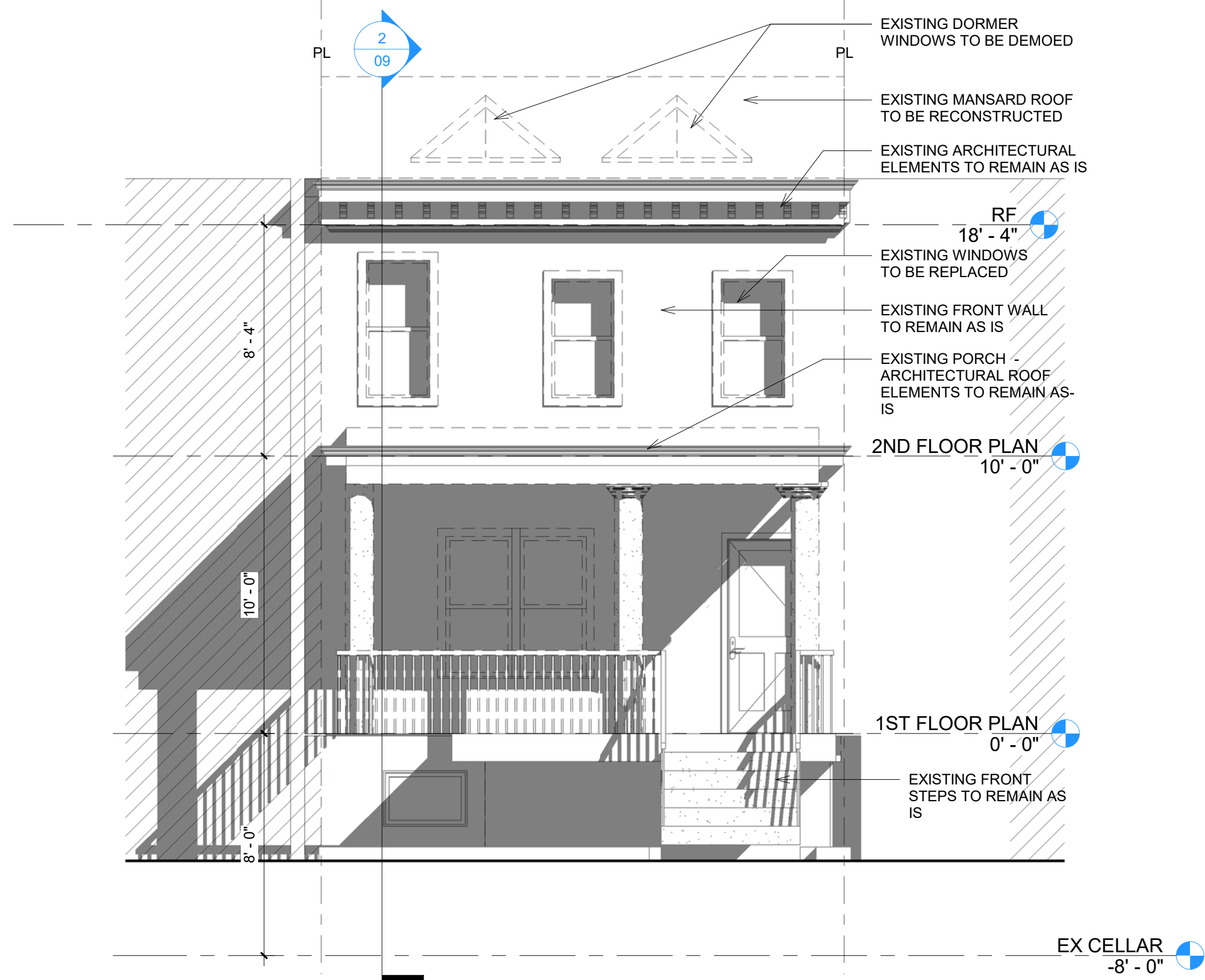


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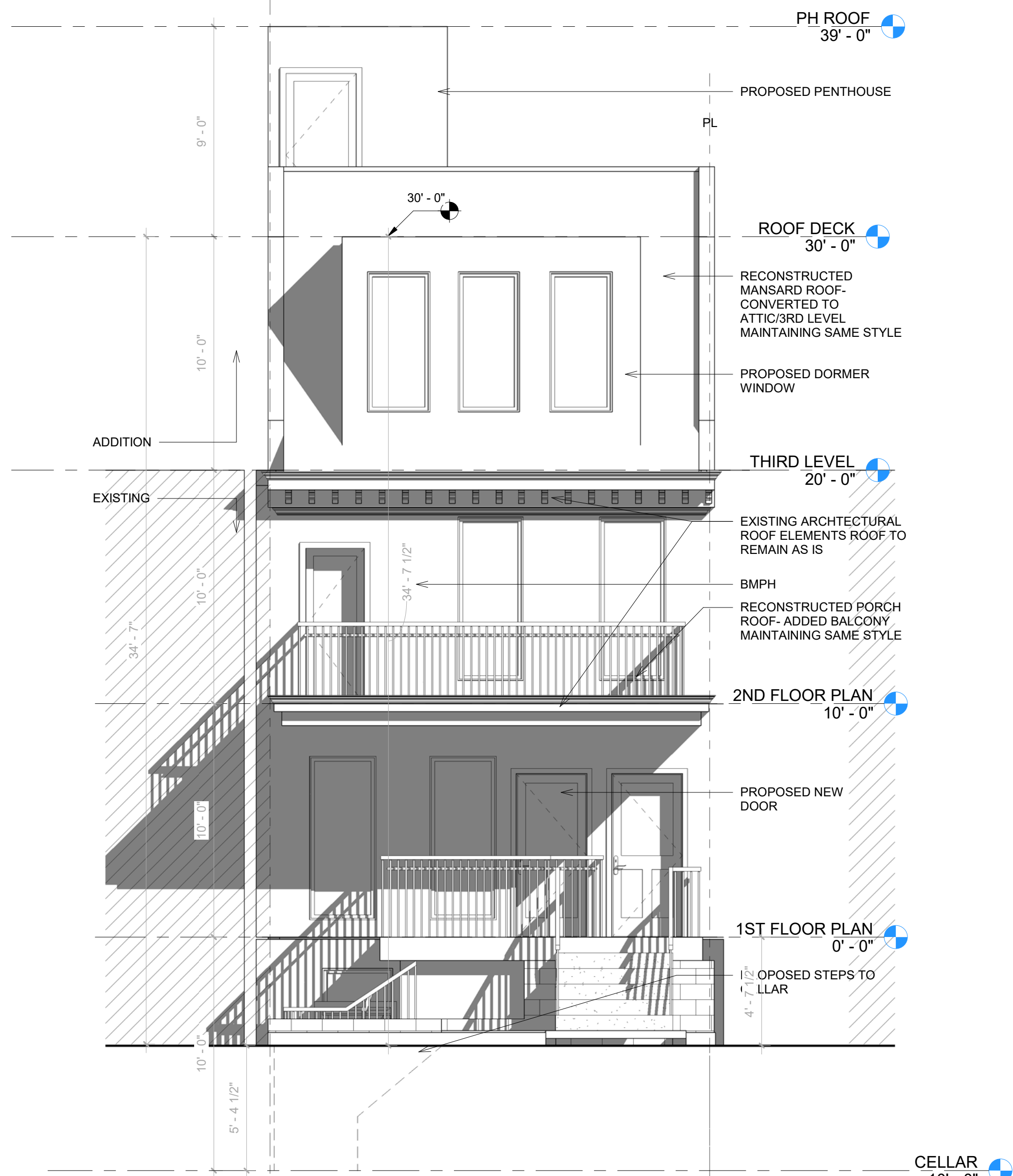
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**PROPOSED
LAYOUTS**

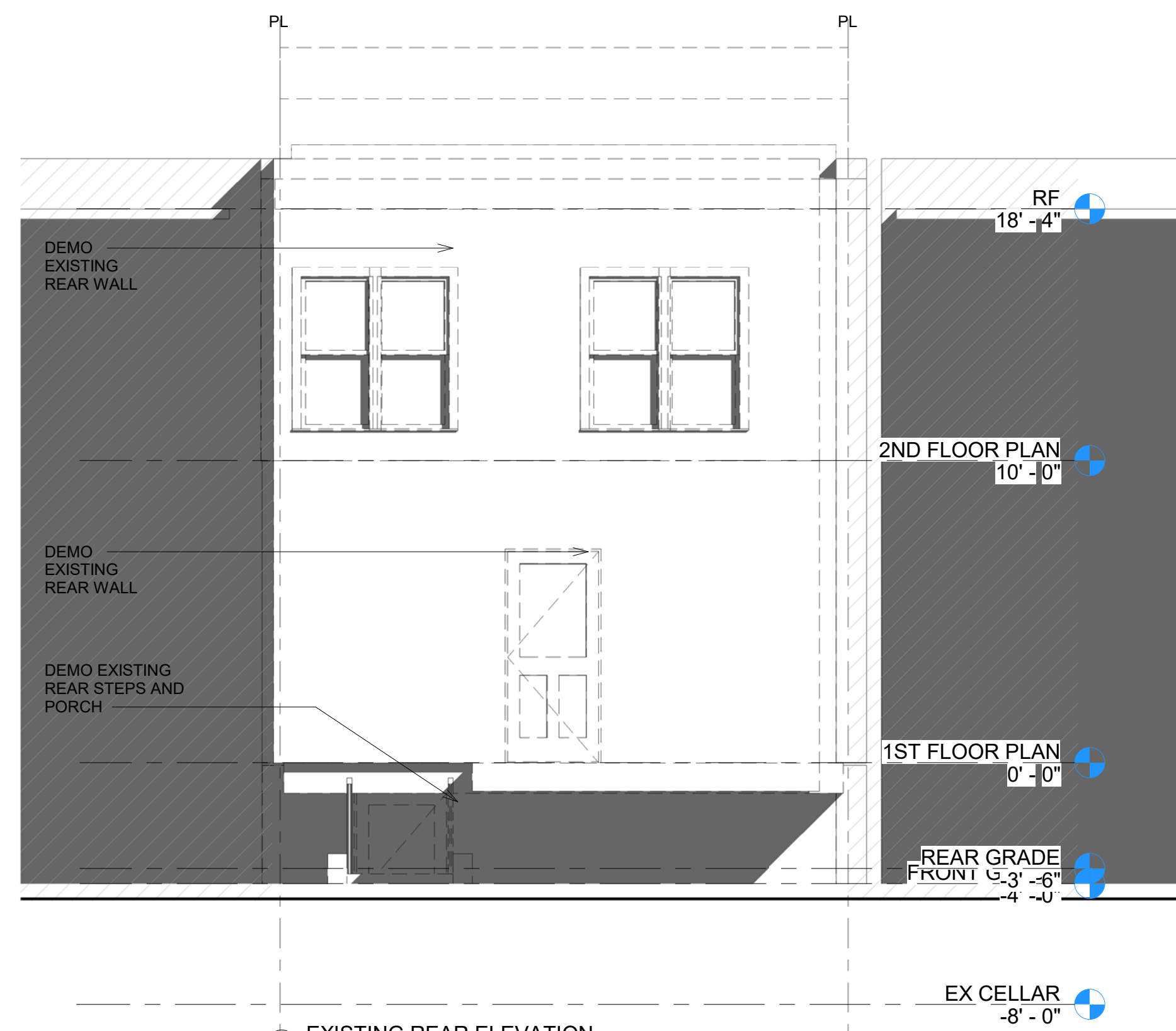
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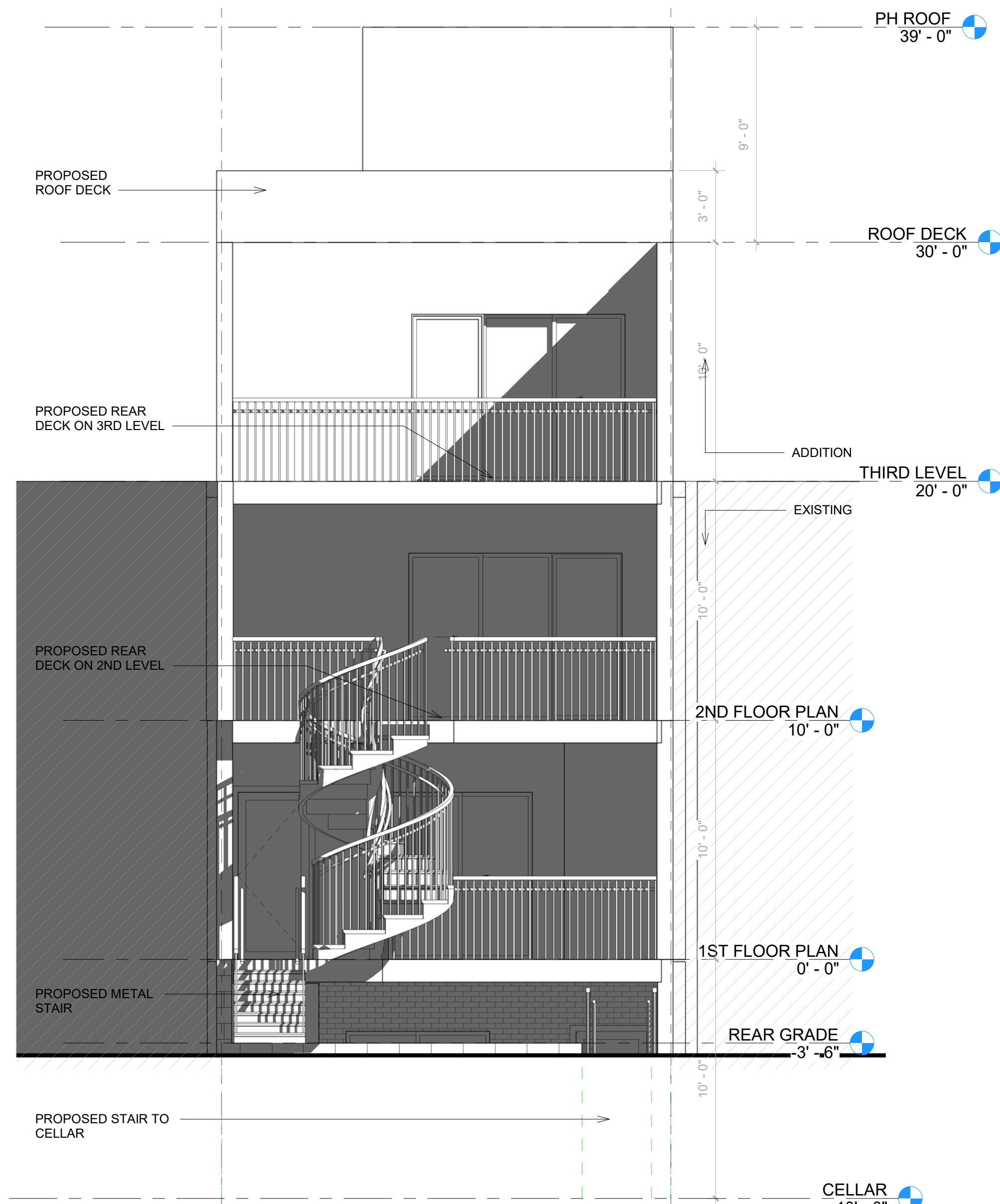
1 EXISTING FRONT ELEVATION
1/4" = 1'-0"



2 PROPOSED FRONT ELEVATION
1/4" = 1'-0"



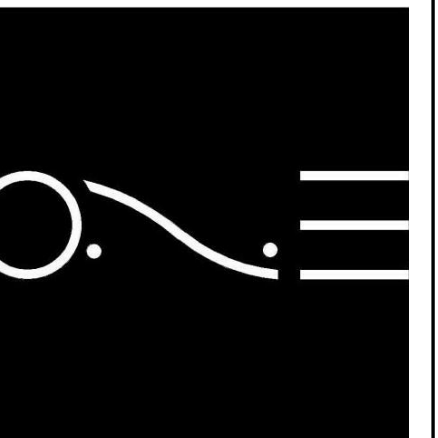
3 EXISTING REAR ELEVATION
1/4" = 1'-0"



4 PROPOSED REAR ELEVATION Copy 1
1/4" = 1'-0"

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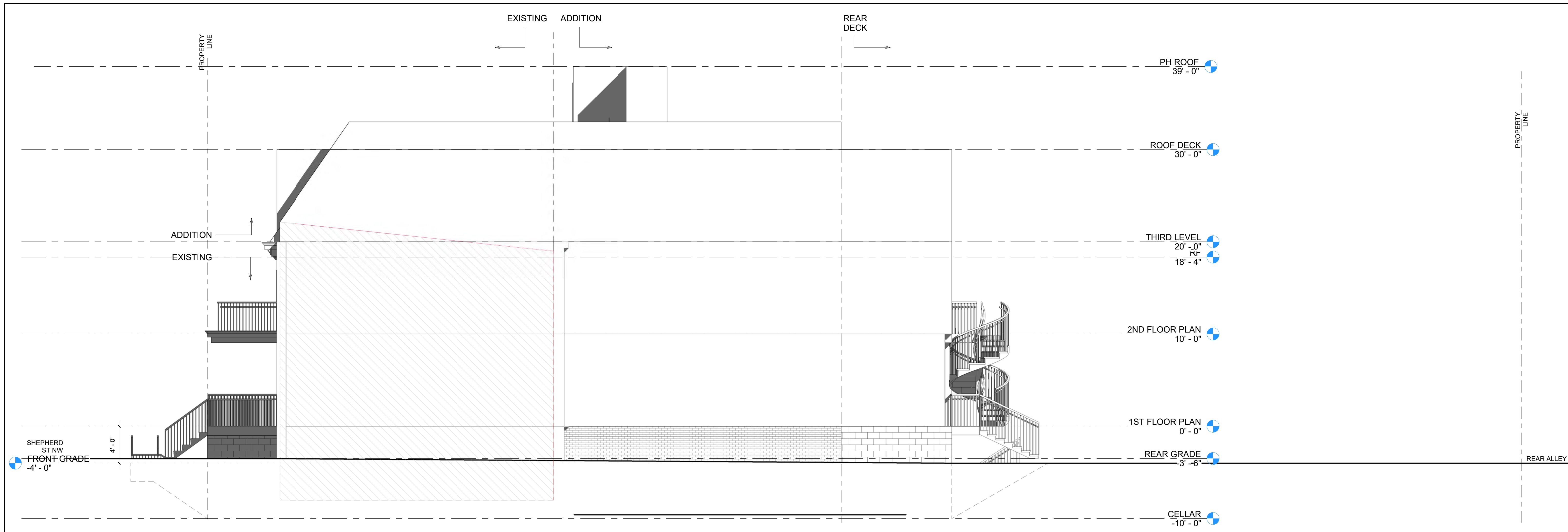
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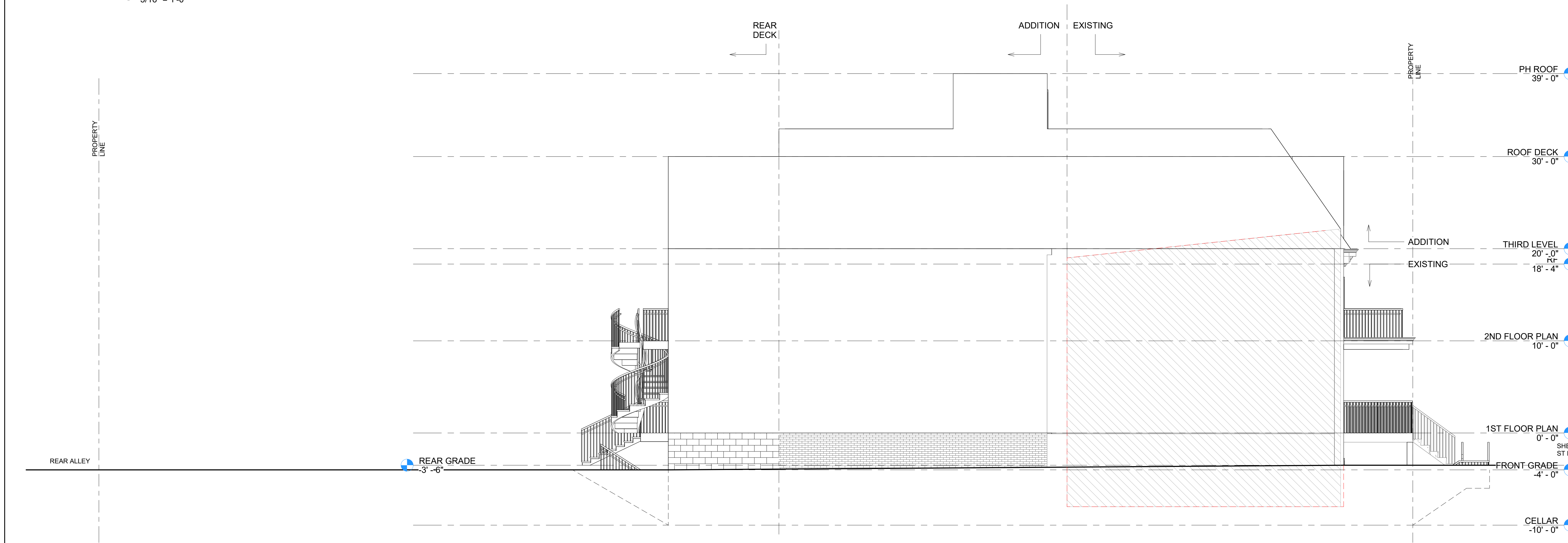
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ELEVATIONS

07

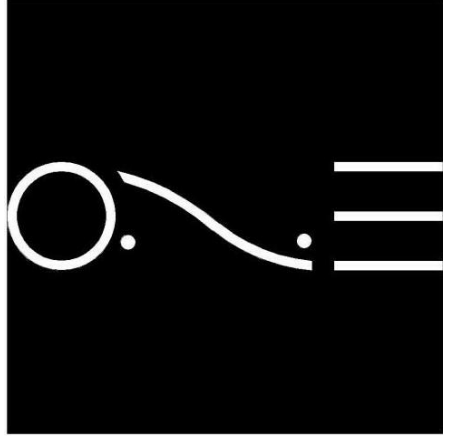


1 PROPOSED RIGHT SIDE ELEVATION
3/16" = 1'-0"



2 PROPOSED LEFT SIDE ELEVATION
3/16" = 1'-0"

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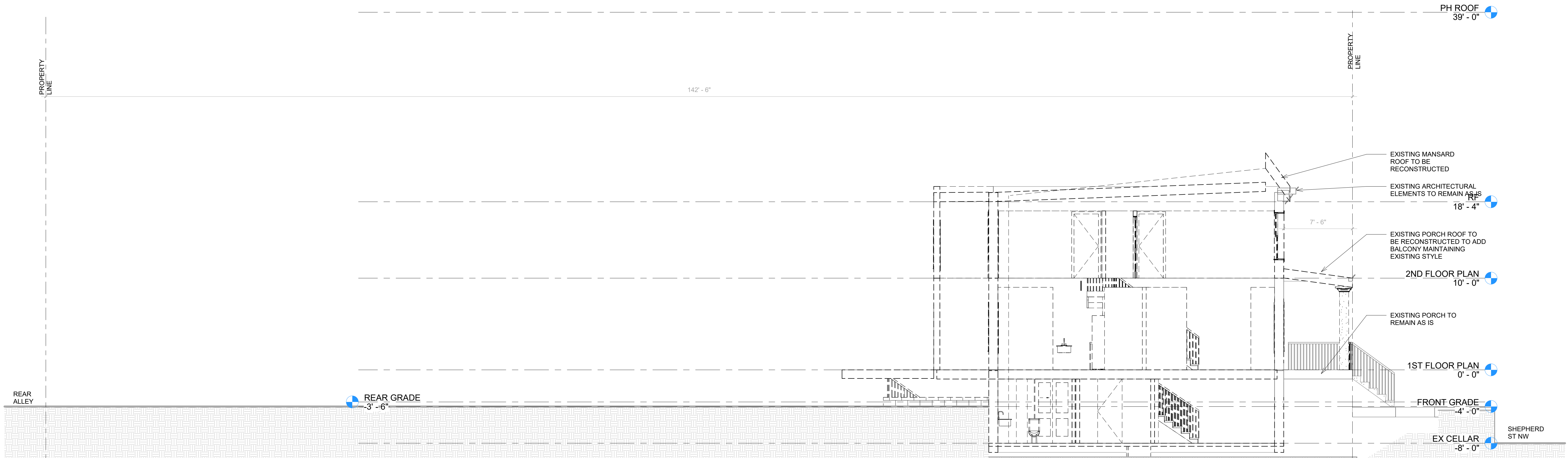


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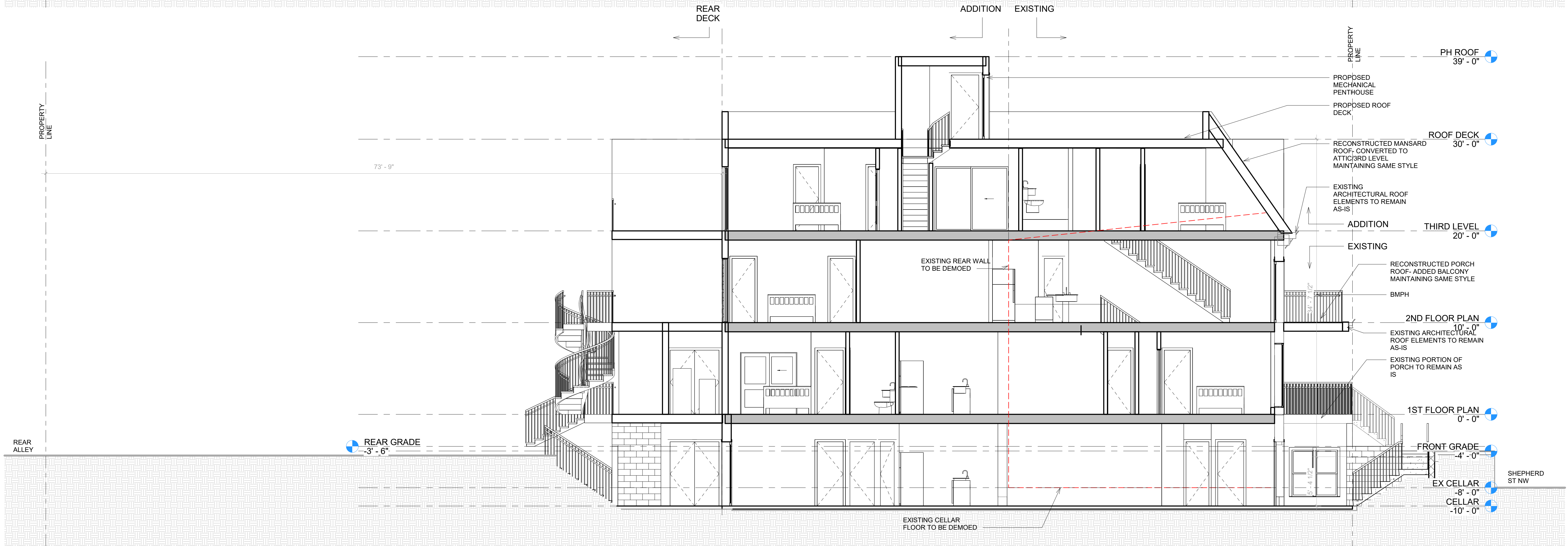
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SIDE ELEVATIONS

08

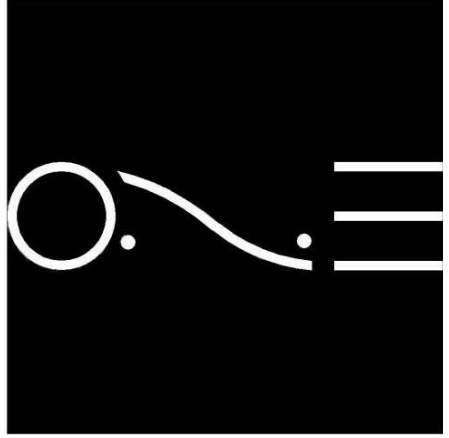


② LONGITUDINAL SECTION EXISTING
3/16" = 1'-0"



① LONGITUDINAL SECTION
3/16" = 1'-0"

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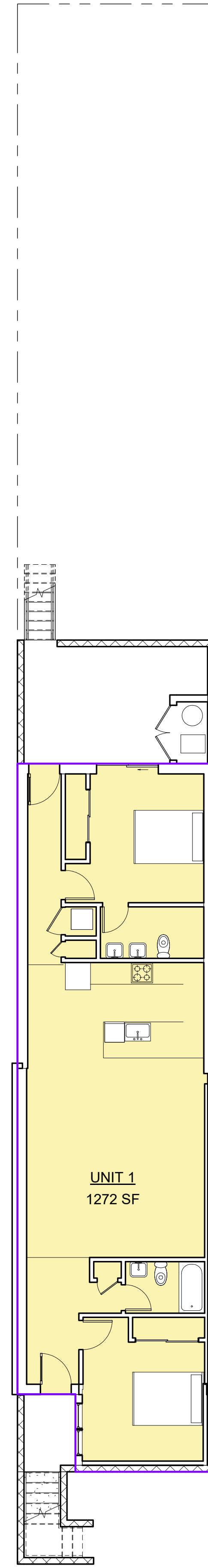


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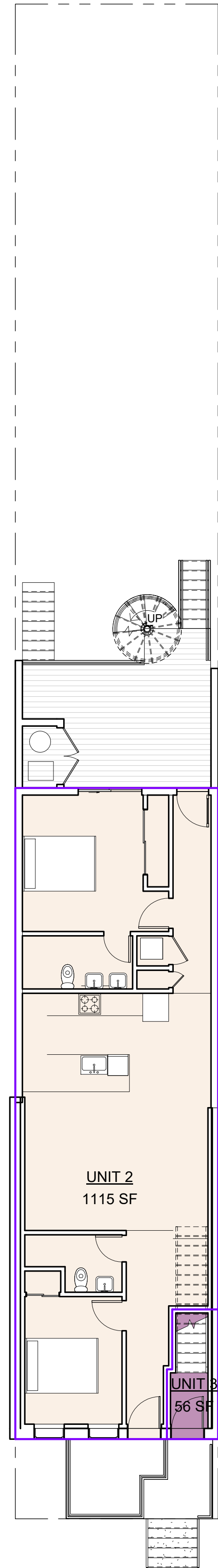
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SECTION

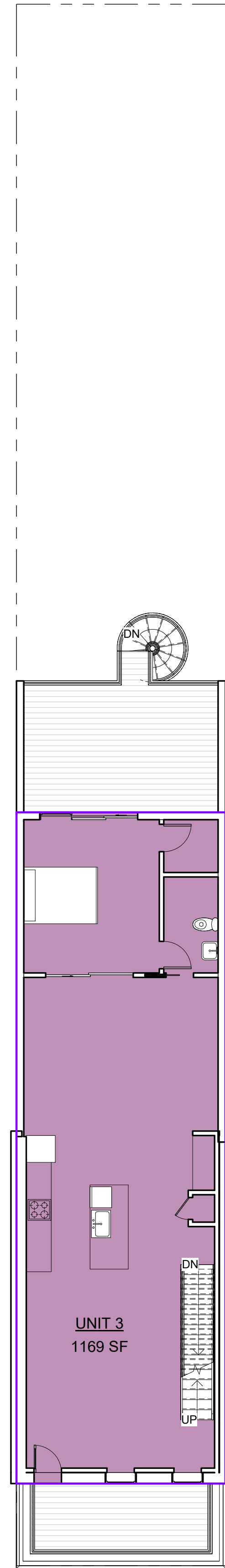
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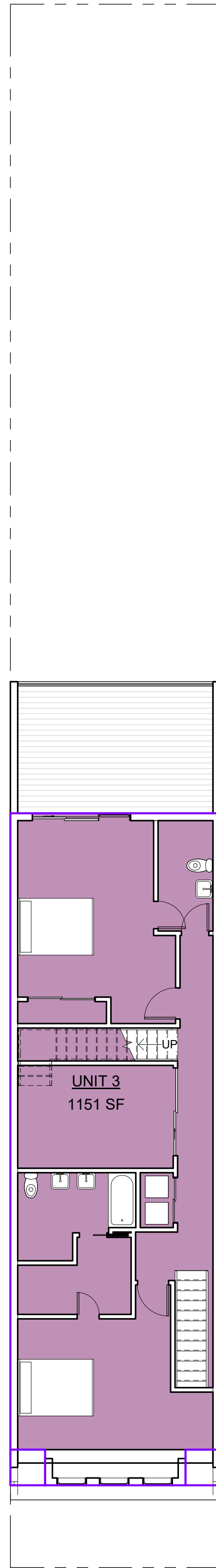
① CELLAR
1/8" = 1'-0"



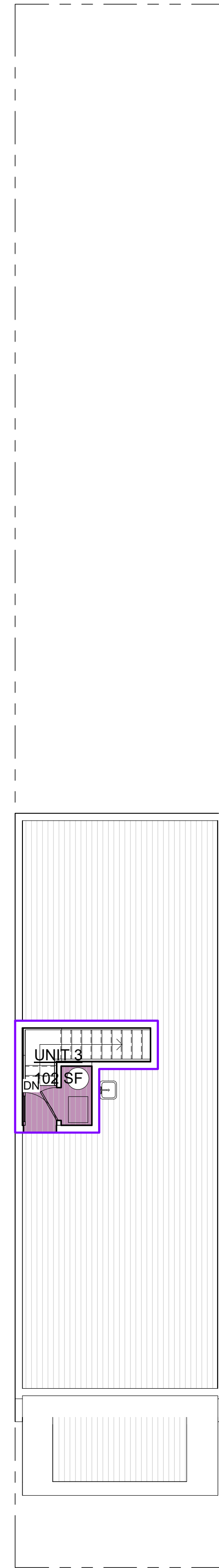
② 1ST FLOOR PLAN
1/8" = 1'-0"



③ 2ND FLOOR PLAN
1/8" = 1'-0"



④ THIRD LEVEL
1/8" = 1'-0"

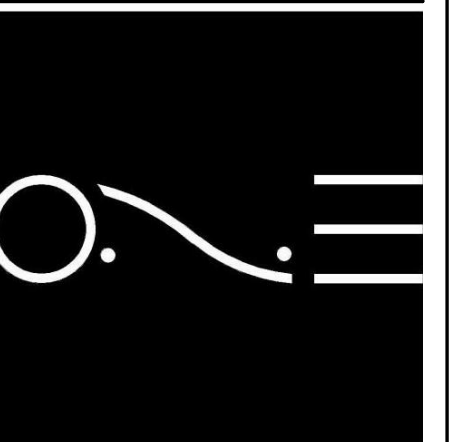


⑤ ROOF DECK
1/8" = 1'-0"

UNITS AREA		
Name	Area	Level
UNIT 1	1272 SF	CELLAR
UNIT 2	1115 SF	1ST FLOOR PLAN
UNIT 3	56 SF	1ST FLOOR PLAN
UNIT 3	1169 SF	2ND FLOOR PLAN
UNIT 3	1151 SF	THIRD LEVEL
UNIT 3	102 SF	ROOF DECK

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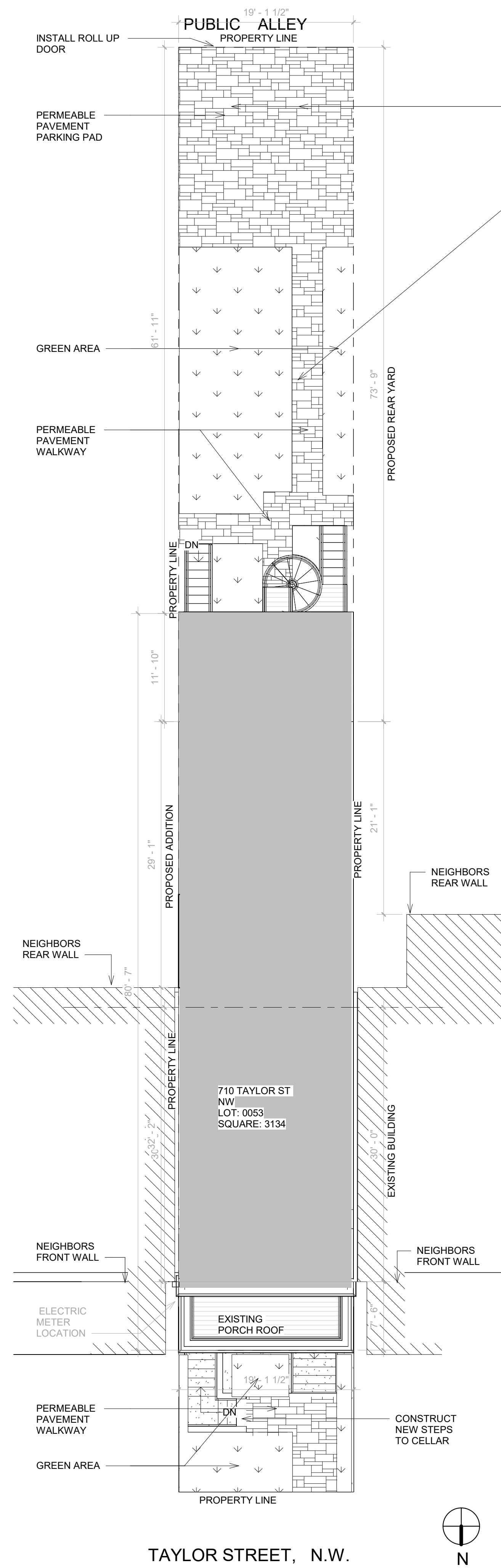


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AREA PLAN



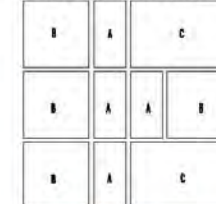
PERMEABLE PAVEMENT SPECIFICATION



BLU 80 mm

DESCRIPTION: Paver TEXTURE: Smooth

PALLET OVERVIEW



Specifications per pallet		Imperial	Metric
Cubing		84.96 ft ³	7.90 m ³
Weight		3 095 lbs	1 404 kg
Number of rows		8	
Coverage per row		10.62 ft ²	0.99 m ²
Linear coverage per row		9.75 lin. ft	2.97 lin. m

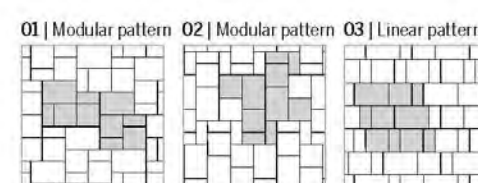
Unit dimensions	in	mm	Units / pallet
Height	3 1/2	90	32 units
Depth	13	330	
Length	6 1/2	165	

Unit dimensions	in	mm	Units / pallet
Height	3 1/4	80	32 units
Depth	13	330	
Length	13	330	

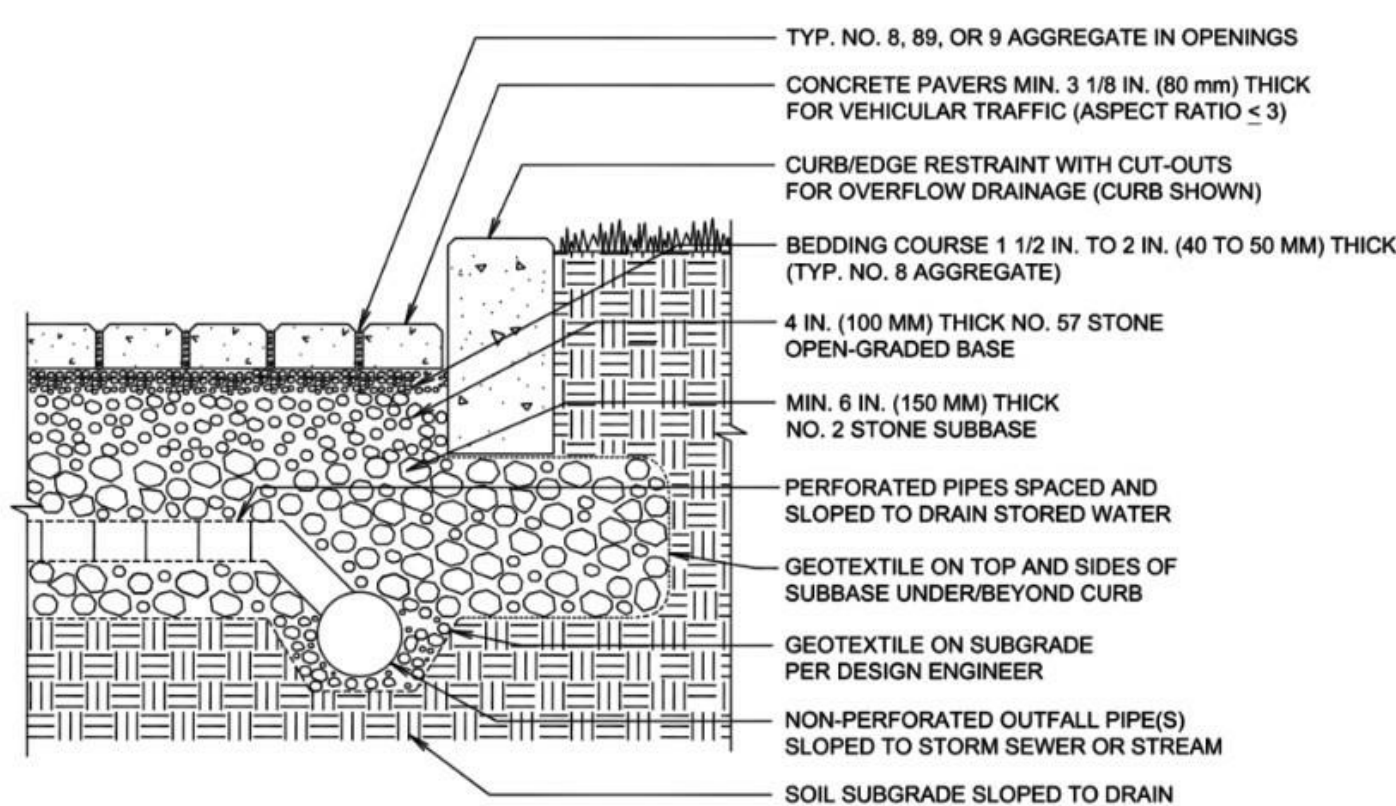
Unit dimensions	in	mm	Units / pallet
Height	3 1/4	80	16 units
Depth	13	330	
Length	19 1/2	495	

NOTES
See page 44 to 47 for more technical information. When used in a permeable pavement application, see page 82 to 89 for more technical information.

JOINT WIDTH: 9/32" (7 mm)
% OF SURFACE OPENING: 10.0%



Patterns are for design inspiration only. The installer is responsible to calculate & purchase the correct amount of material.



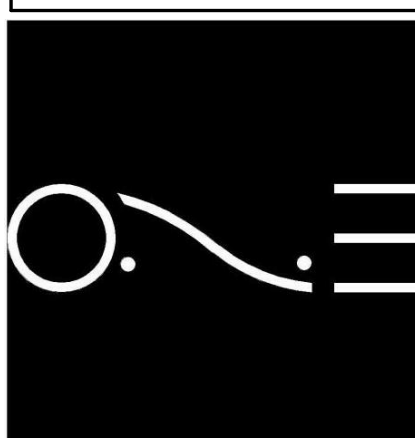
- NOTES:
- 2 3/8 IN. (60 MM) THICK PAVERS MAY BE USED IN PEDESTRIAN AND RESIDENTIAL APPLICATIONS.
 - NO. 2 STONE SUBBASE THICKNESS VARIES WITH DESIGN. CONSULT ICP1 PERMEABLE INTERLOCKING CONCRETE PAVEMENT MANUAL.
 - NO. 2 STONE MAY BE SUBSTITUTED WITH NO.3 OR NO.4 STONE.

PERMEABLE PAVER / CURB DETAIL

SITE PLAN LEGEND

- PROPOSED BUILDING
- PROPOSED PERMEABLE PAVERS
- GREEN AREA
- EXISTING CONCRETE PAD

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LANDSCAPE
SITE PLAN

9.00 AM

12.00 PM NOON

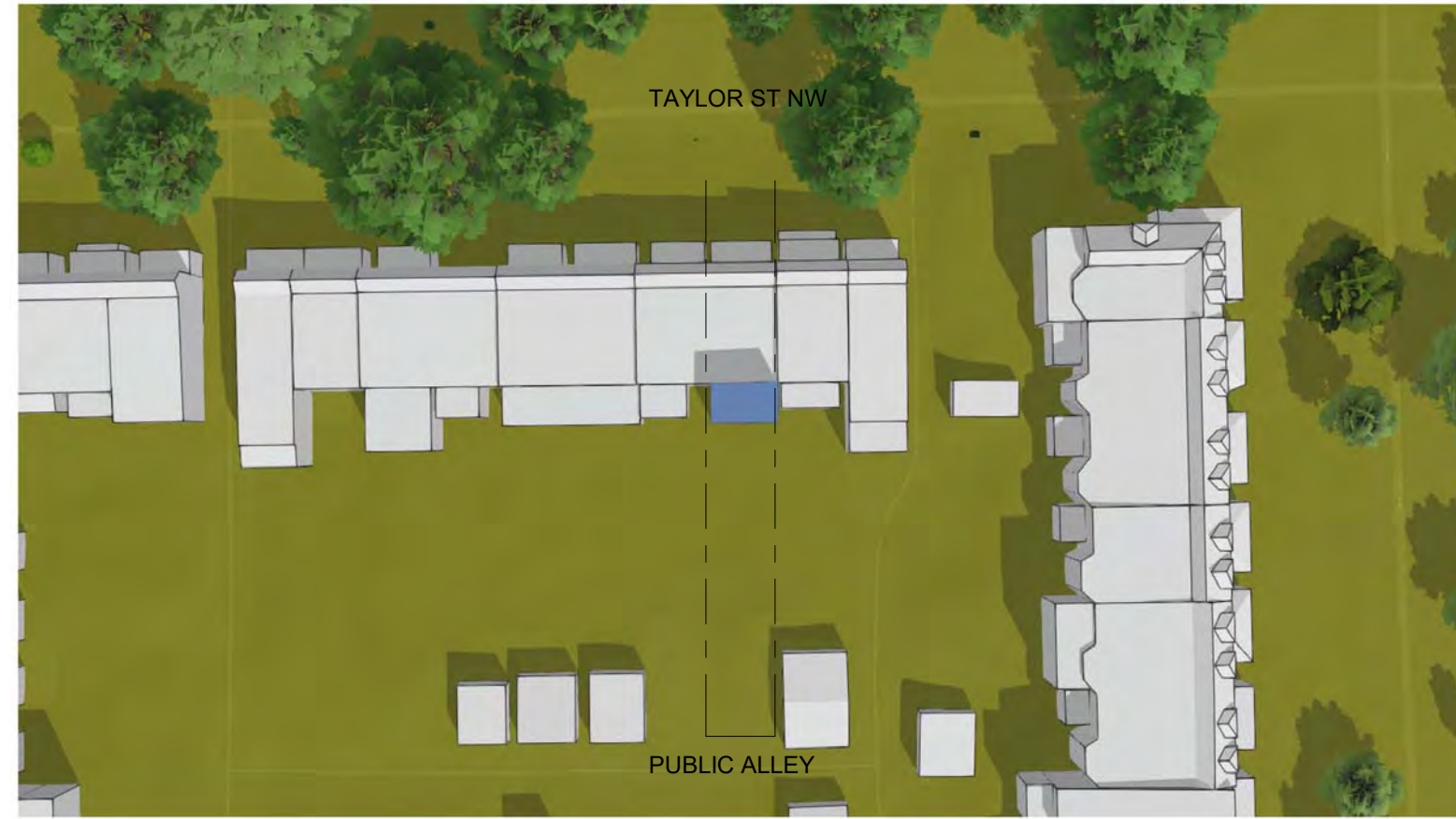
3.00 PM

VERNAL EQUINOX
MATTER OF RIGHT

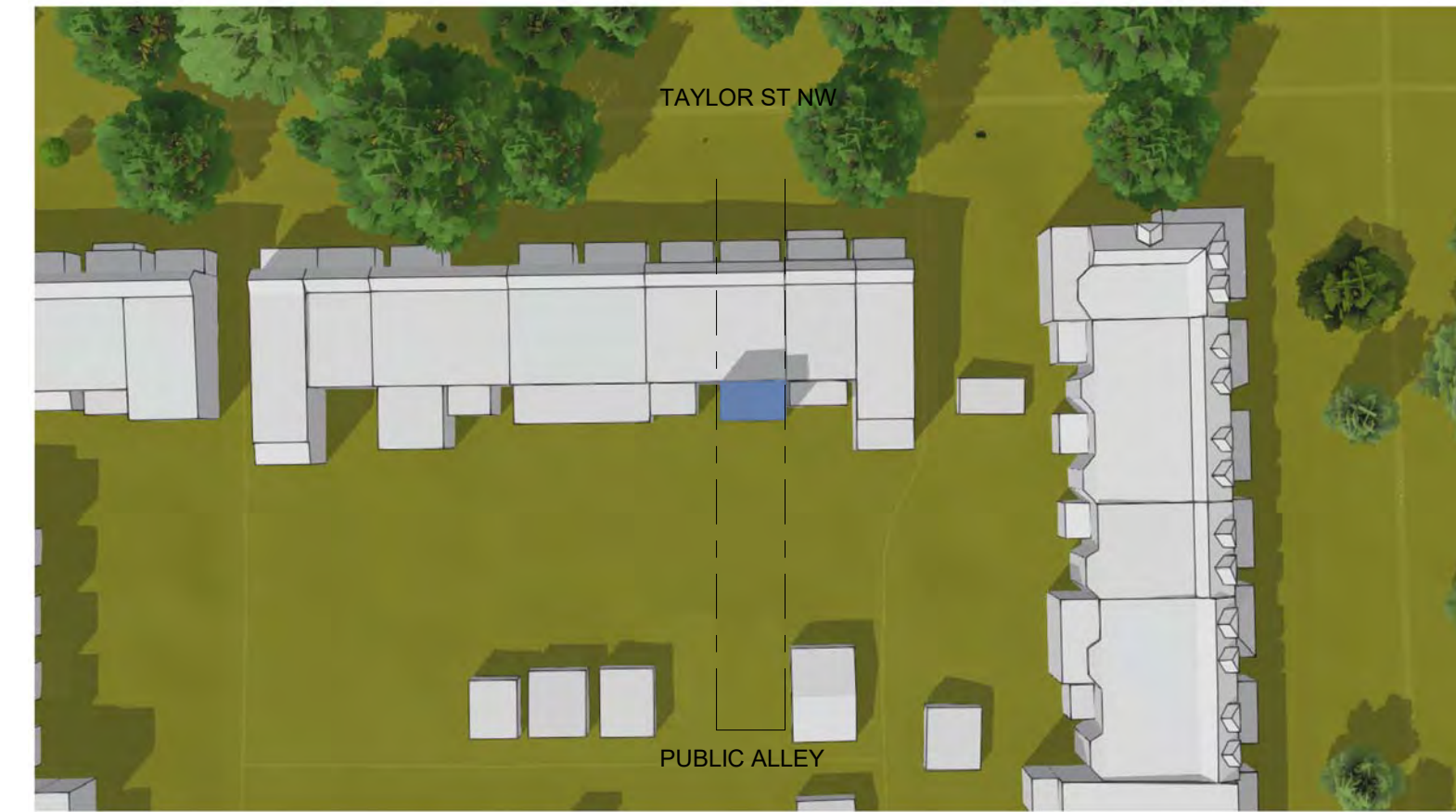
Mar 20, 09:00 AM:



Mar 20, 12:00 PM:

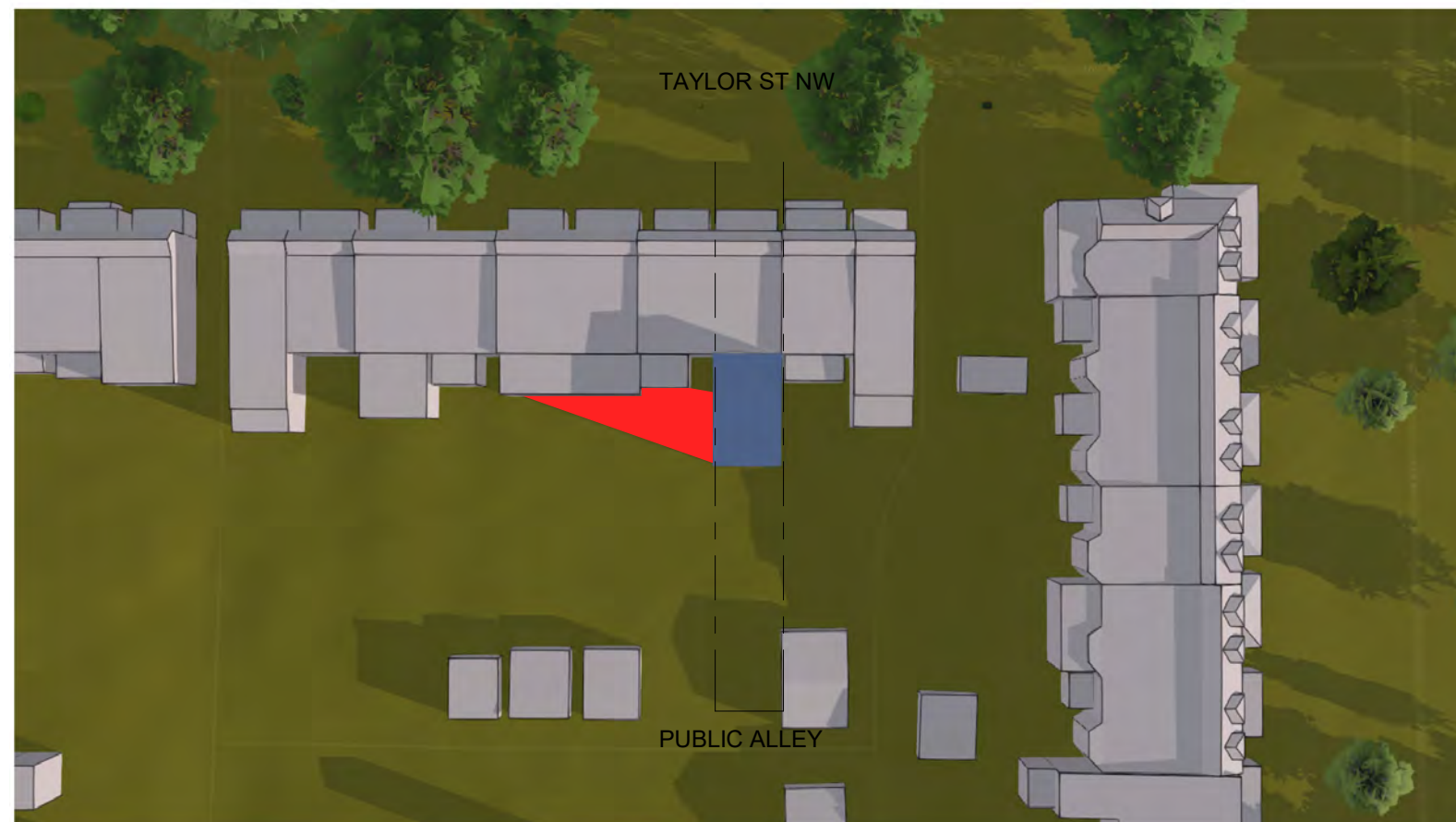


Mar 20, 03:00 PM:

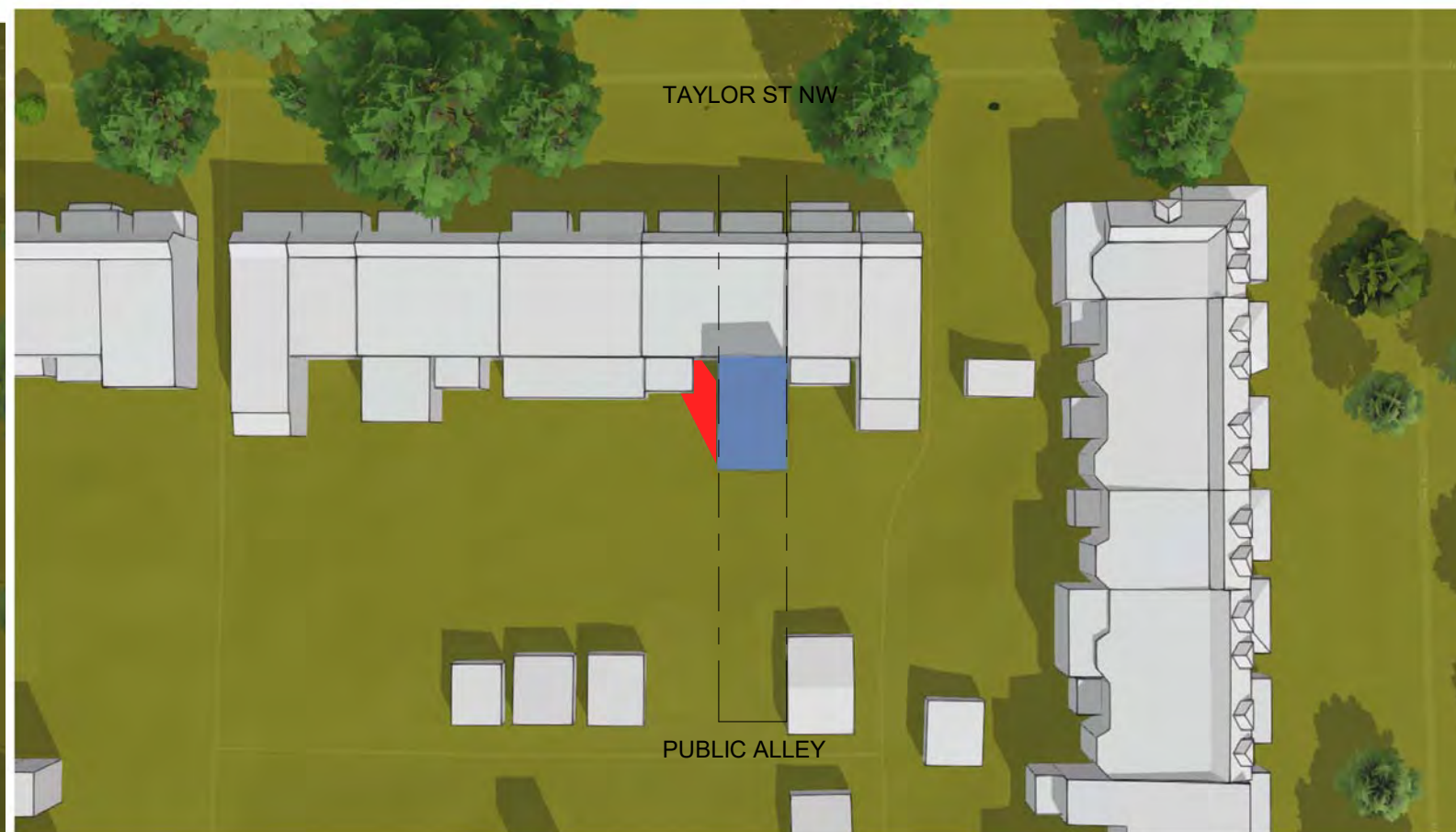


VERNAL EQUINOX
PROPOSED

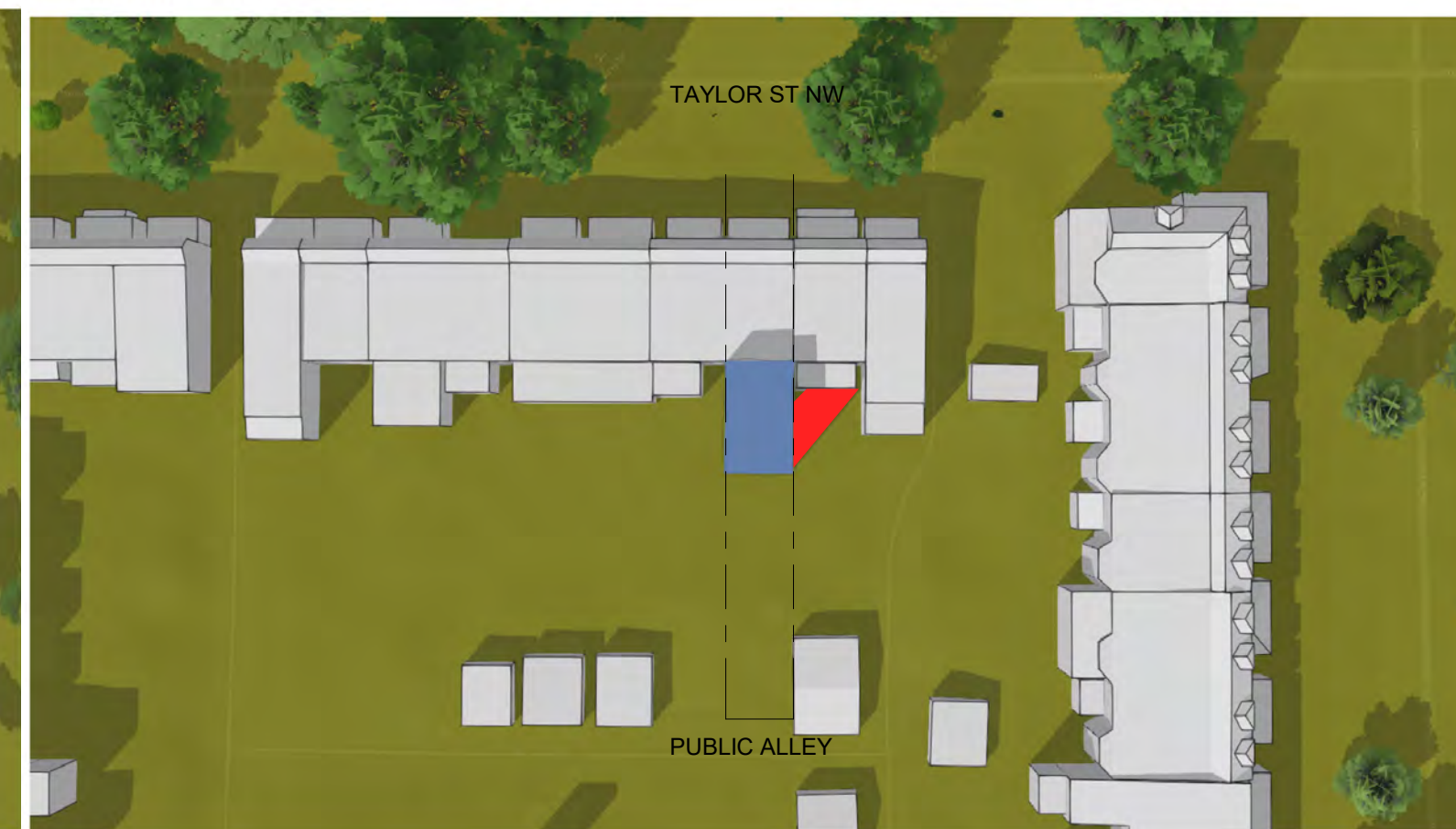
Mar 20, 09:00 AM:



Mar 20, 12:00 PM:



Mar 20, 03:00 PM:



SUMMER SOLSTICE
MATTER OF RIGHT

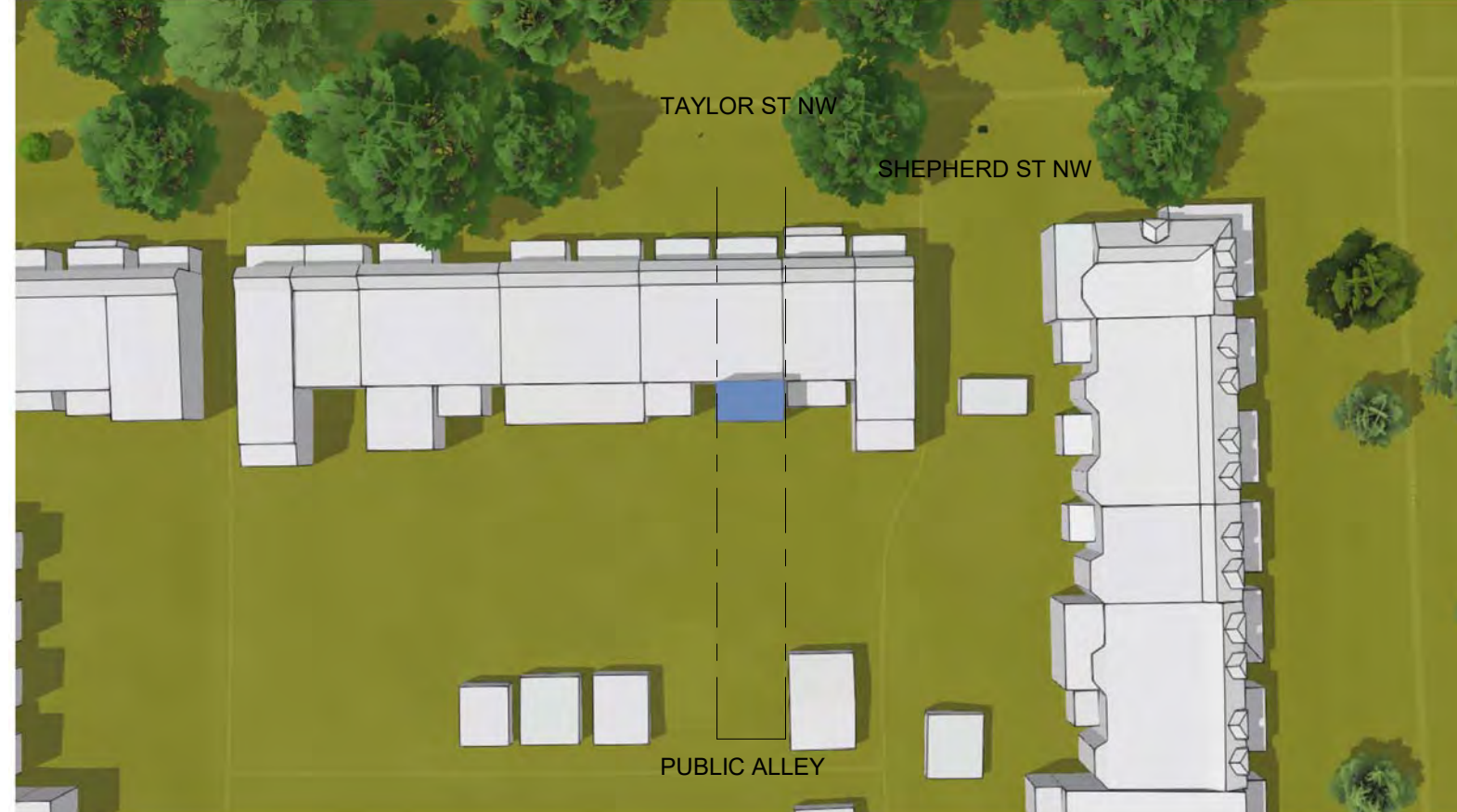
Jun 21, 09:00 AM:



Jun 21, 12:00 PM:

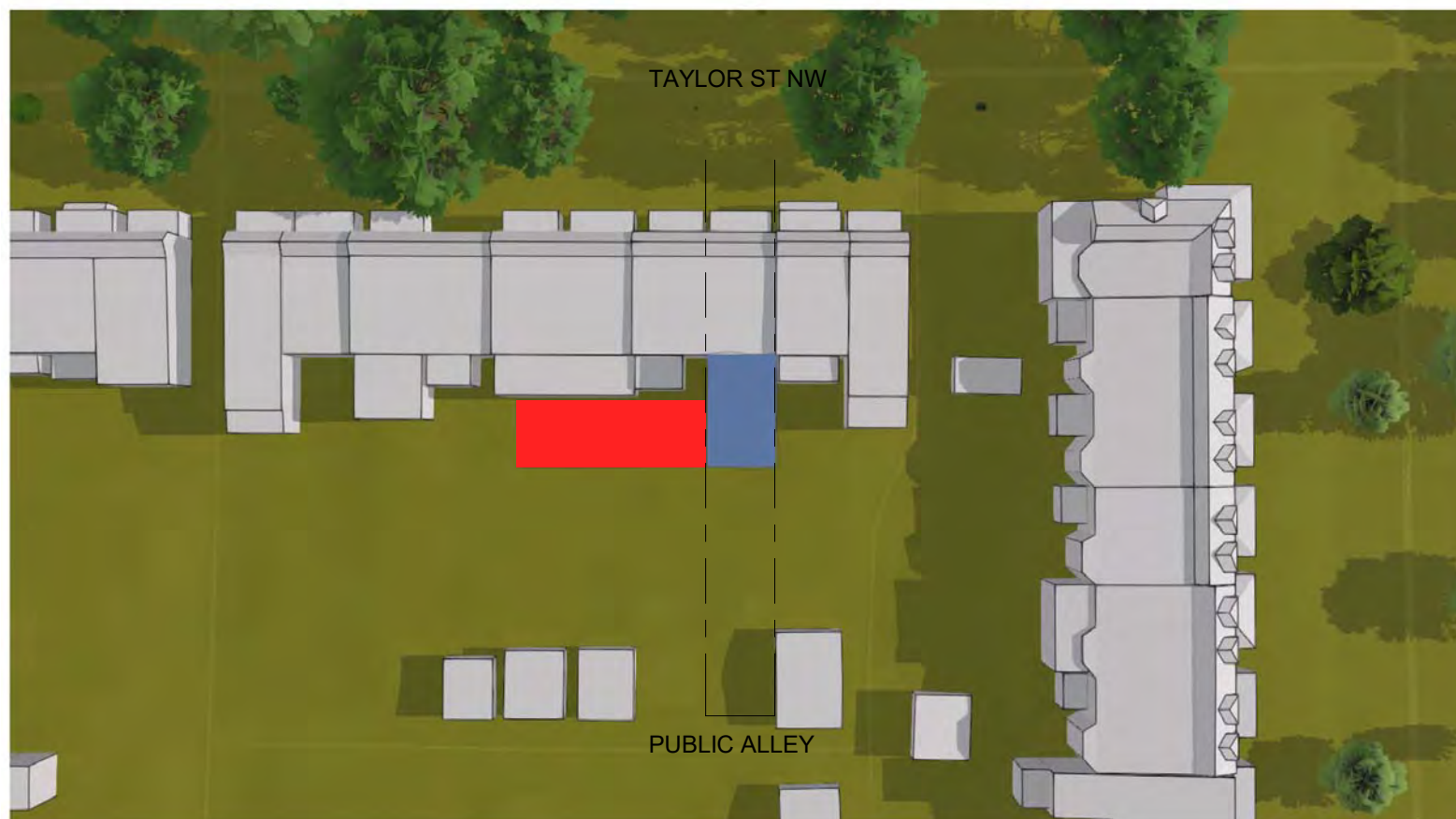


Jun 21, 03:00 PM:

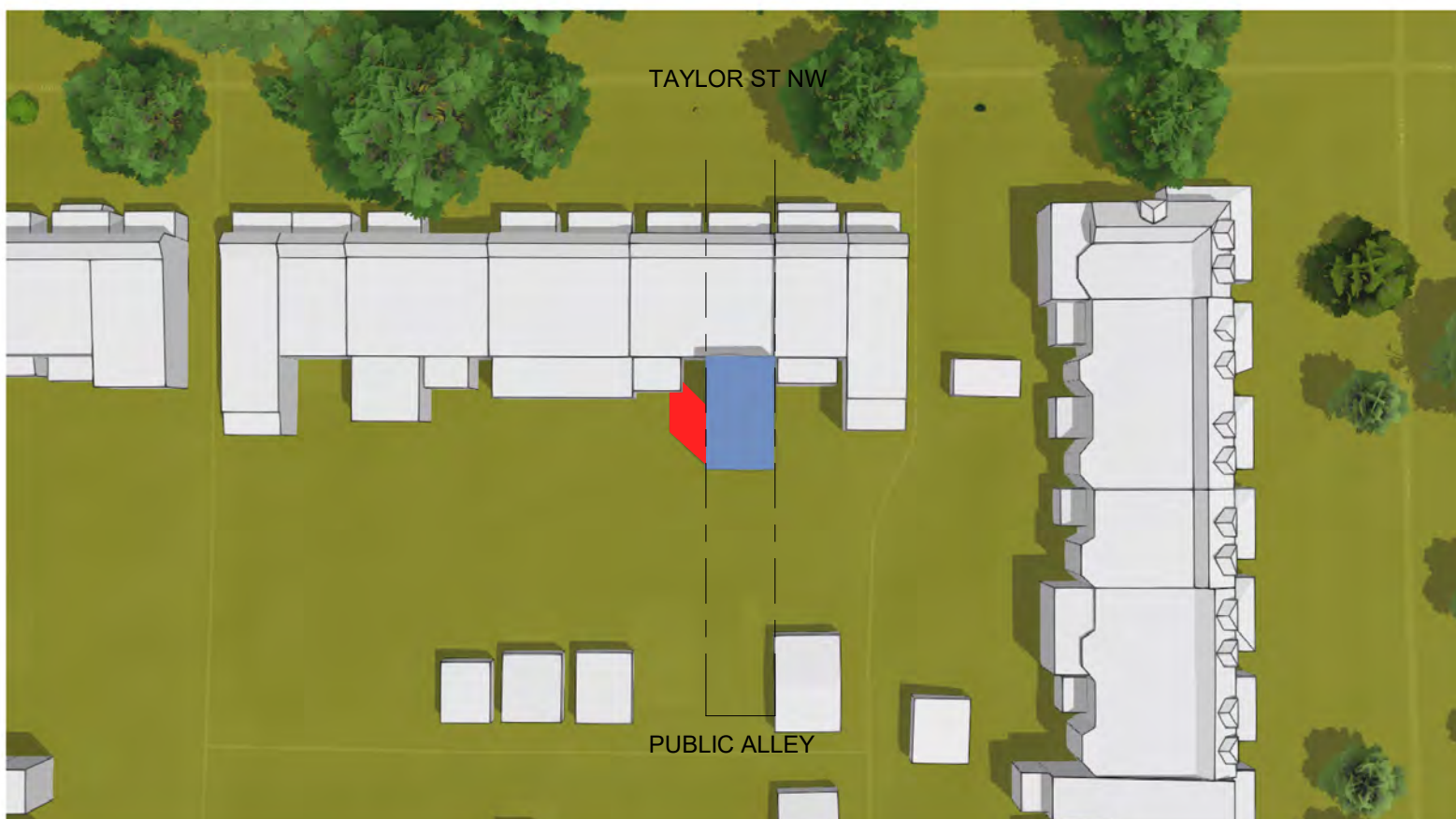


SUMMER SOLSTICE
PROPOSED

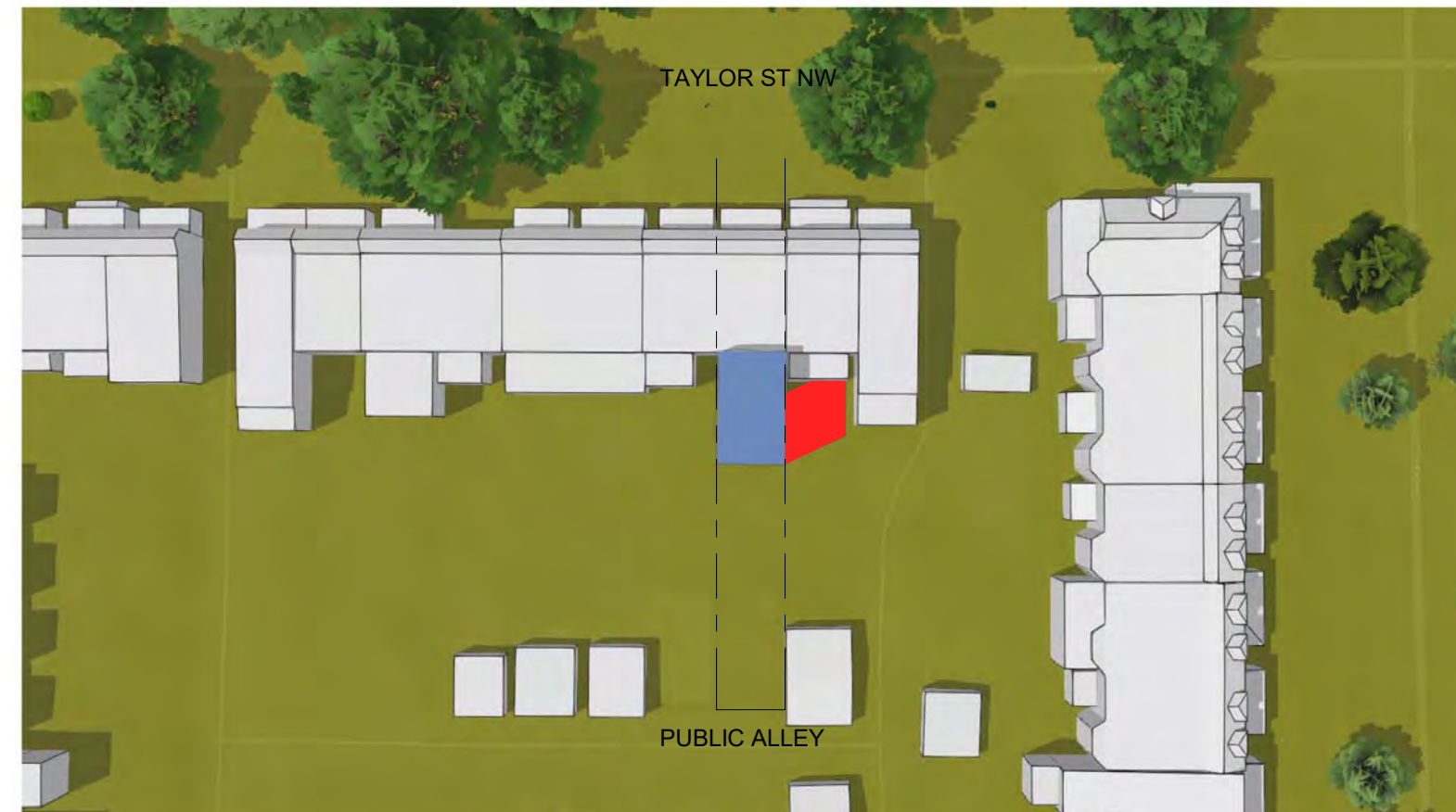
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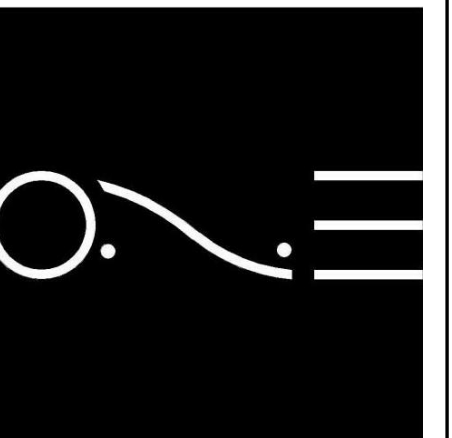


Jun 21, 03:00 PM:



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ISSUE DATE MAY 2025

SHADOW
STUDY

9.00 AM

12.00 PM NOON

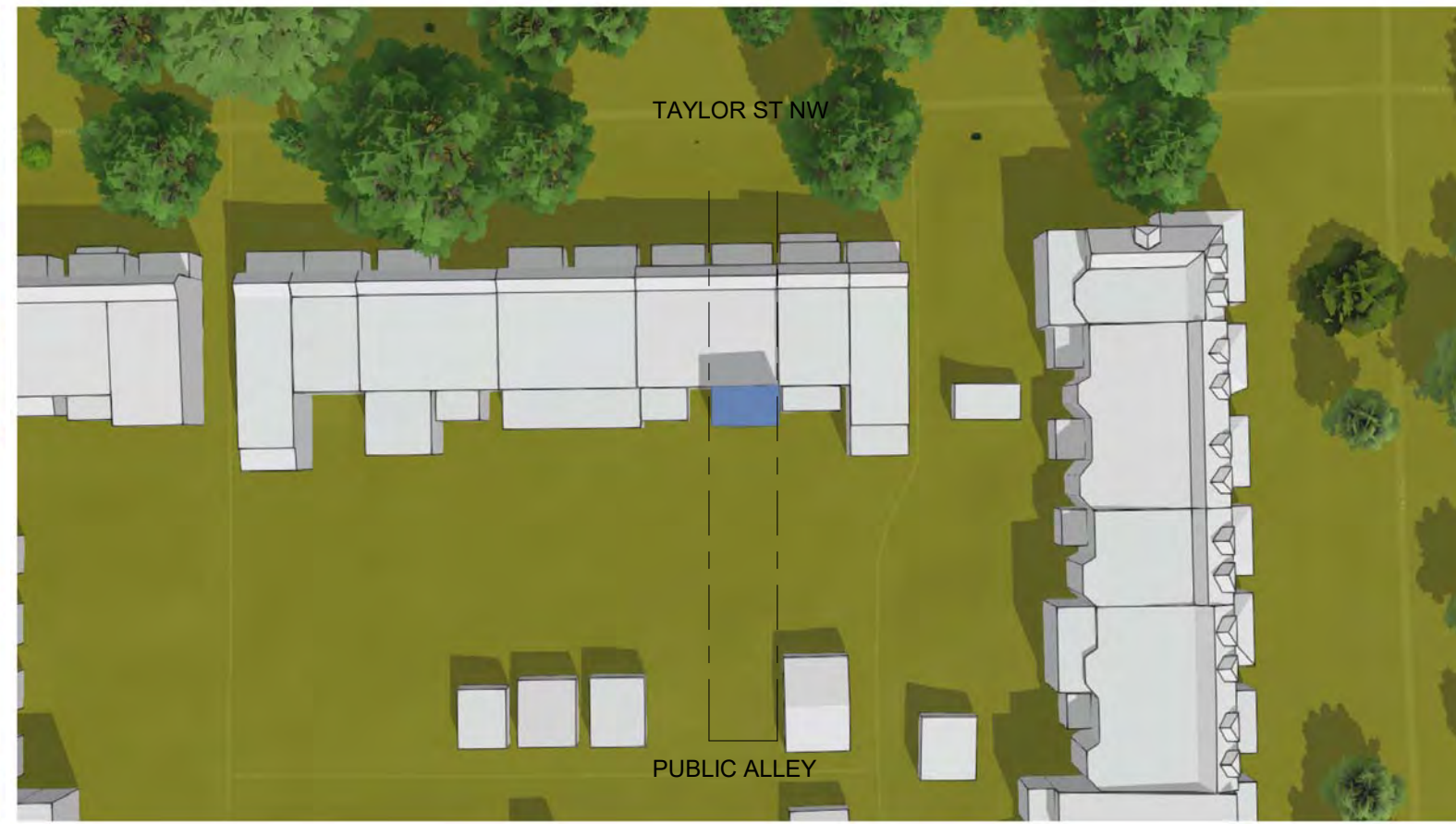
3.00 PM

AUTUMNAL EQUINOX
MATTER OF RIGHT

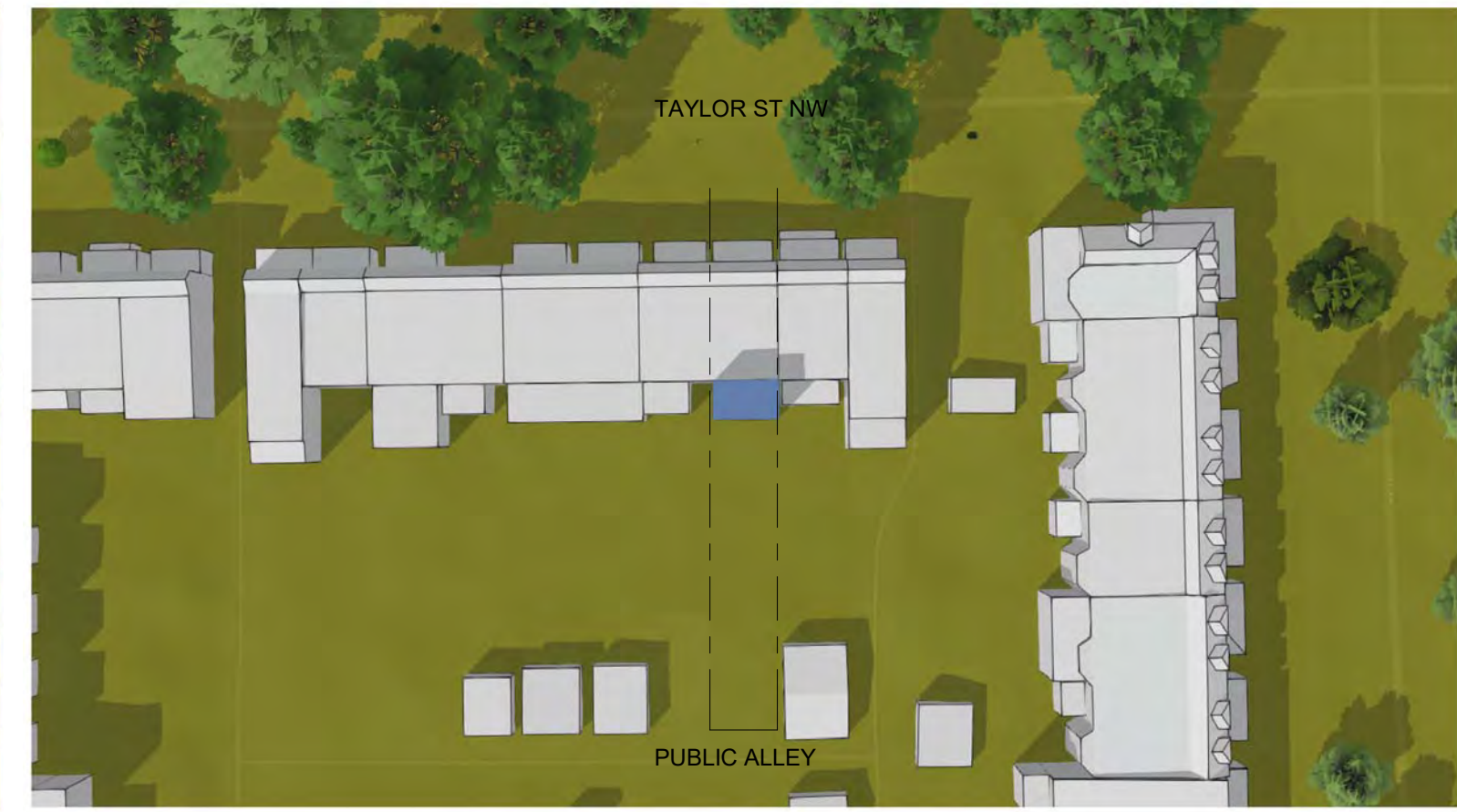
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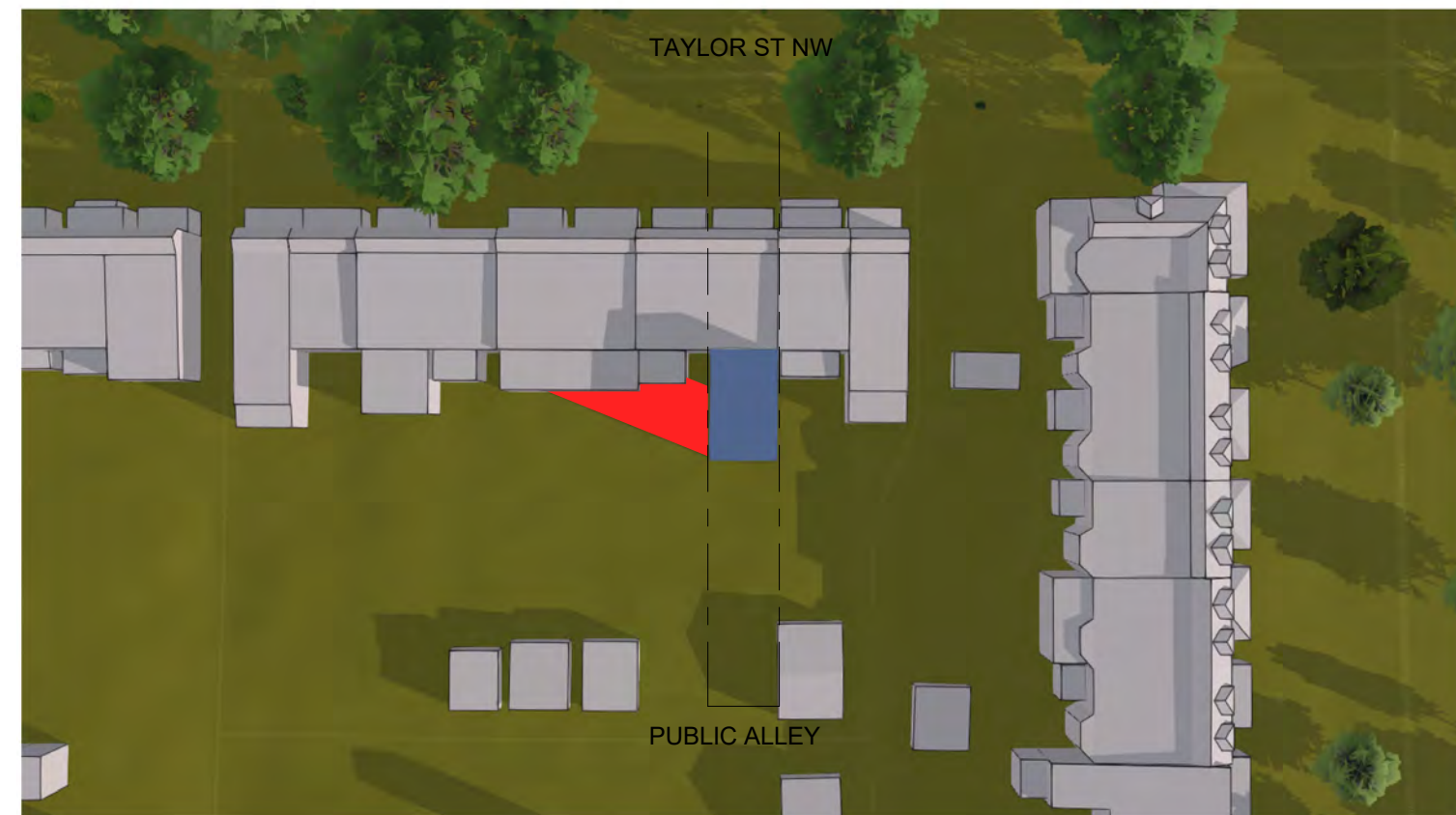


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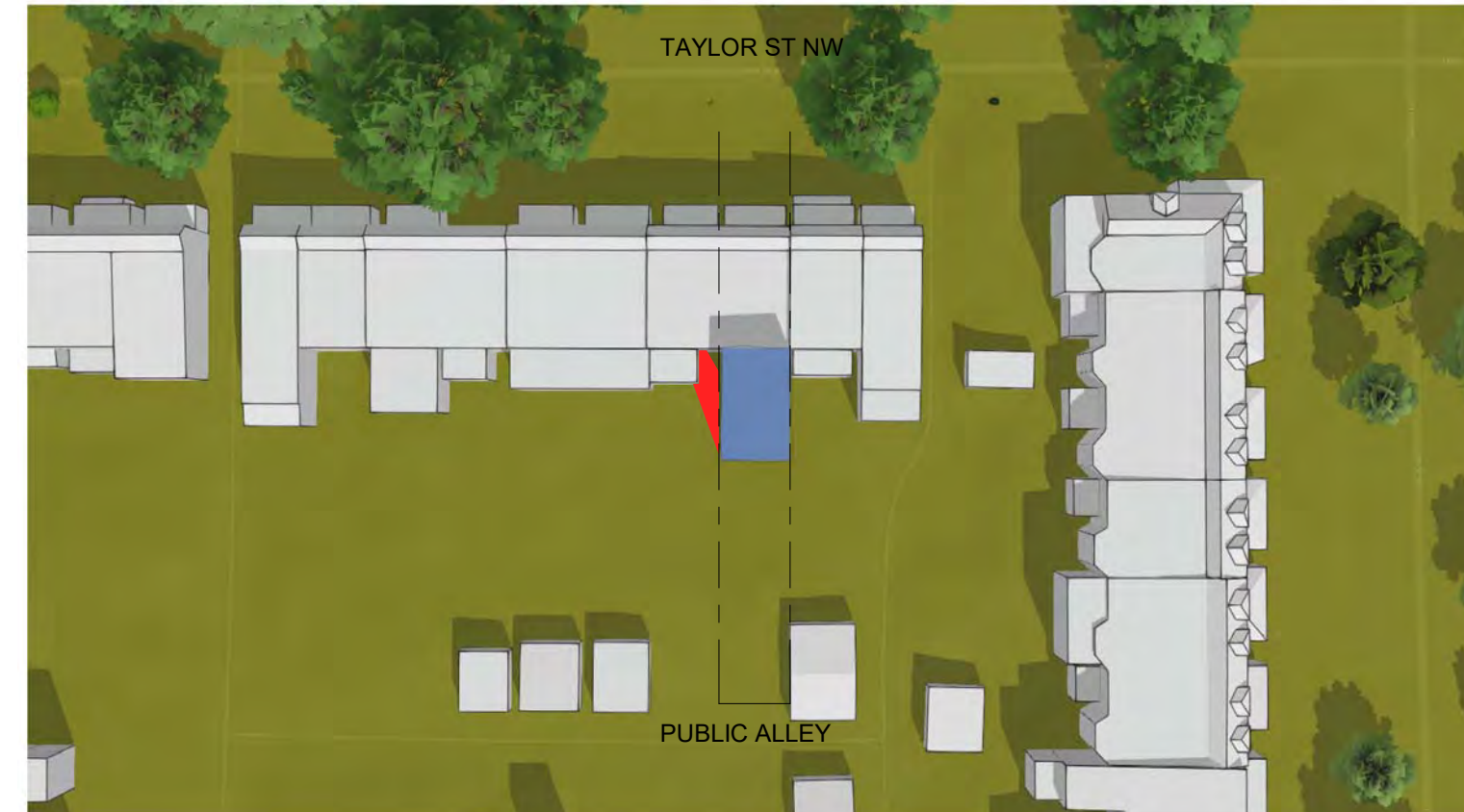


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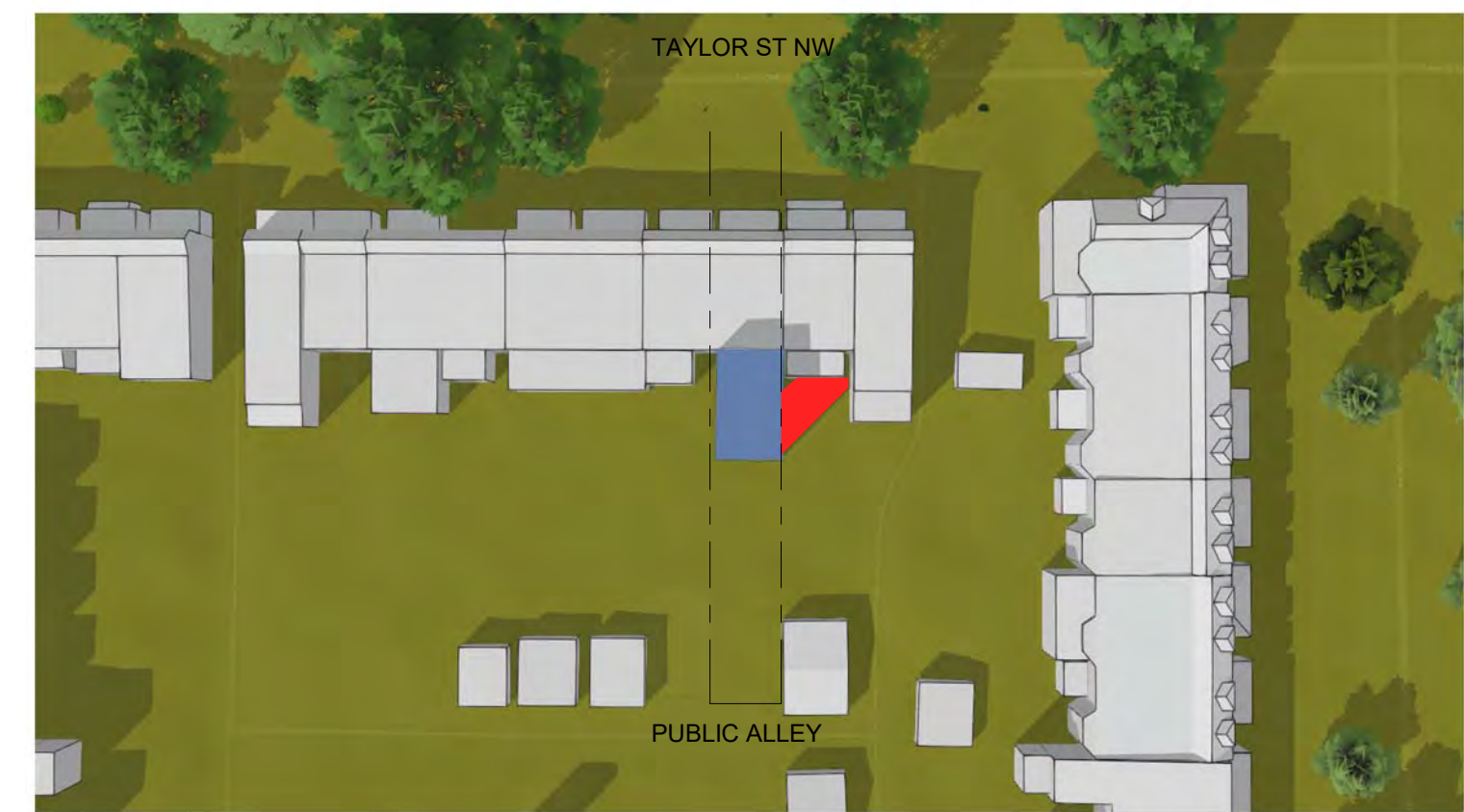
Sep 23, 09:00 AM:



Sep 23, 12:00 PM:



Sep 23, 03:00 PM:



WINTER SOLSTICE
MATTER OF RIGHT

Dec 21, 09:00 AM:



Dec 21, 12:00 PM:

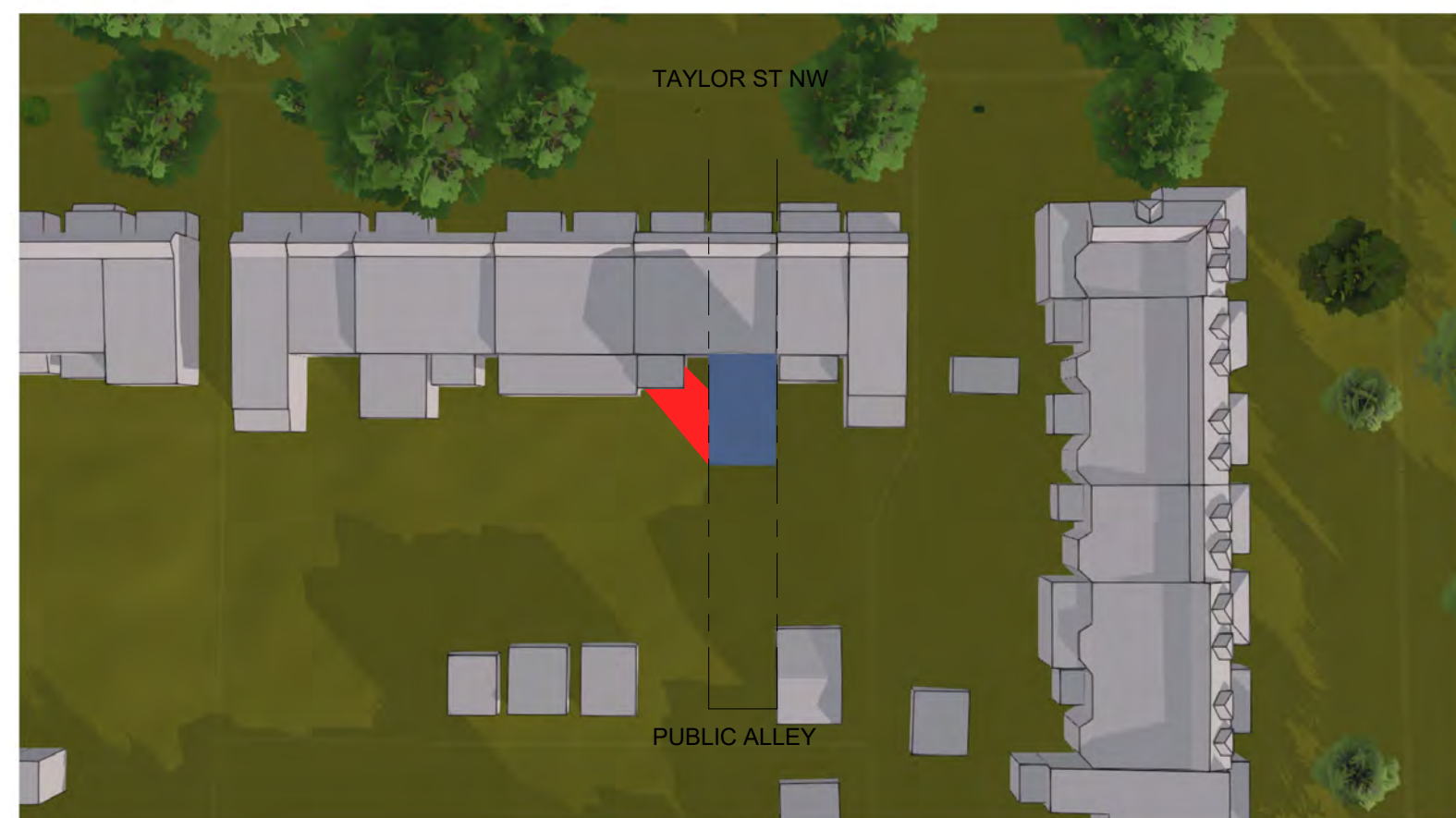


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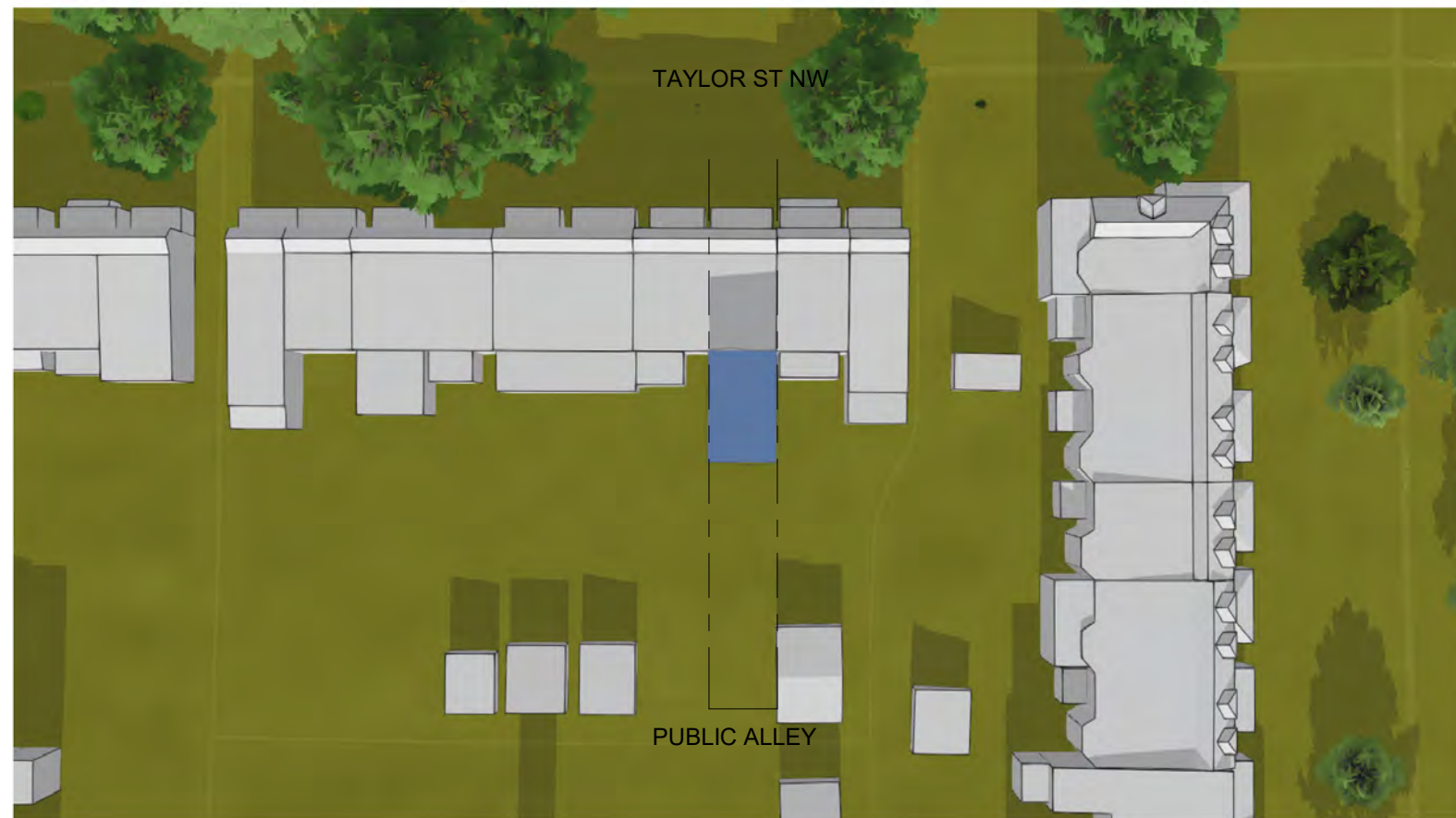


WINTER SOLSTICE
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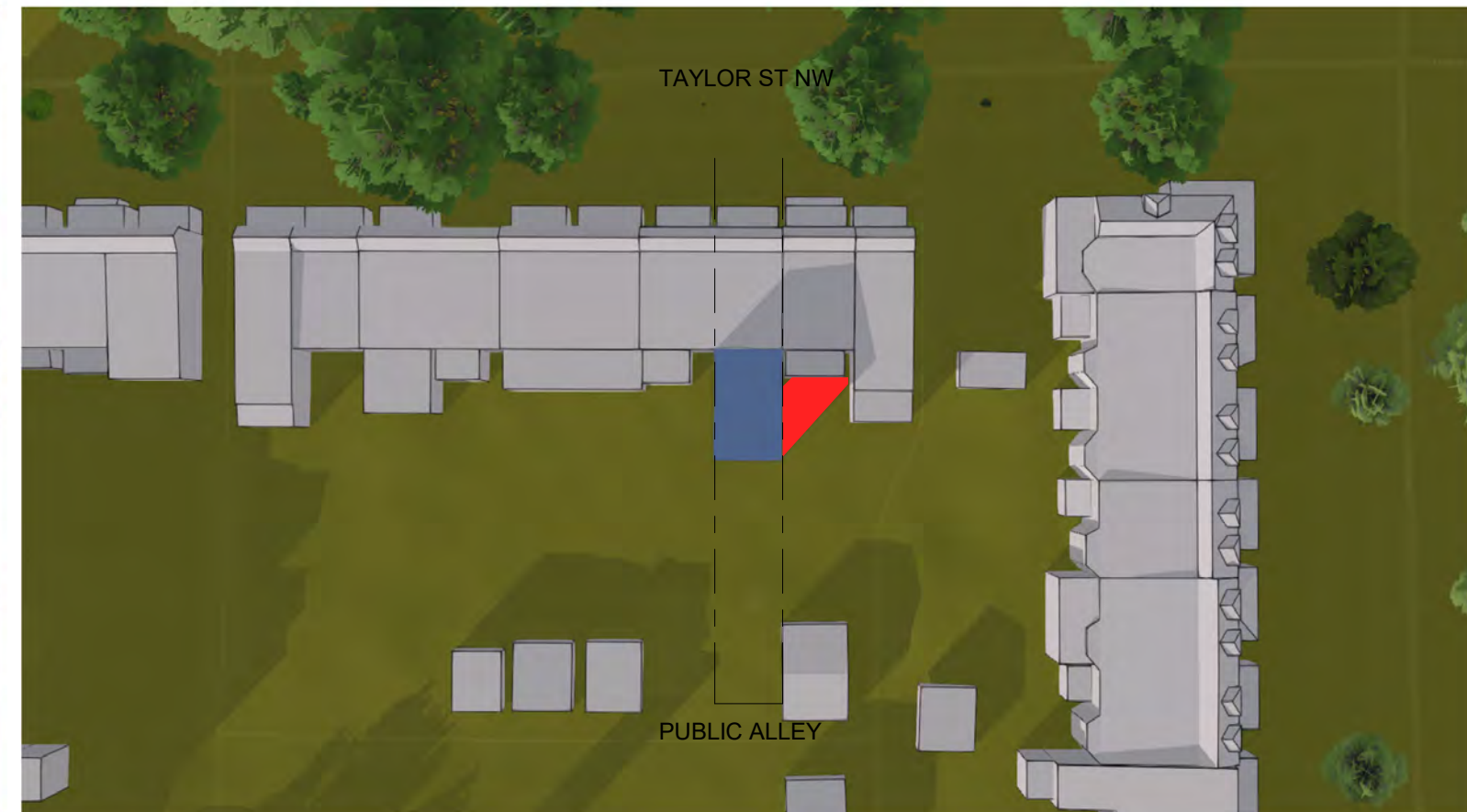
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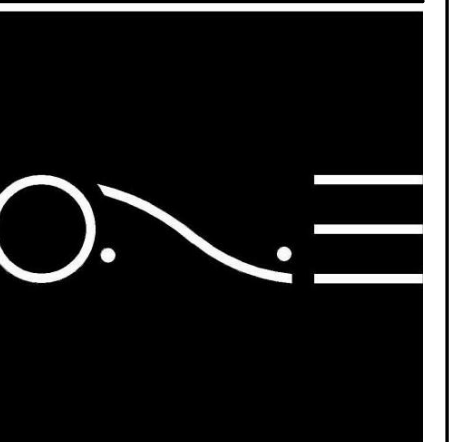


Dec 21, 03:00 PM:



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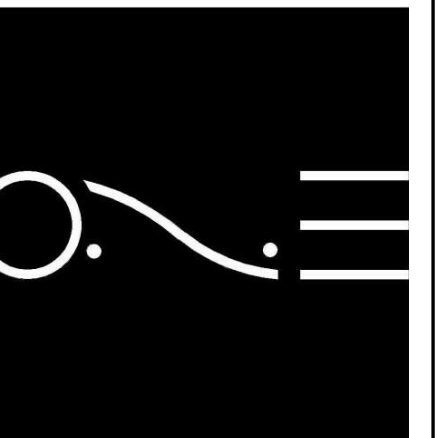
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RENDERINGS