

# 710 Development

|                |                                           |                  |                                        |                   |  |                |  |                |  |                  |  |                      |
|----------------|-------------------------------------------|------------------|----------------------------------------|-------------------|--|----------------|--|----------------|--|------------------|--|----------------------|
| <u>Client</u>  | 1365 PERRY LLC                            | <u>Architect</u> | ZA STUDIO                              | <u>Structural</u> |  | <u>MEP</u>     |  | <u>Civil</u>   |  | <u>Landscape</u> |  | <div>ZA STUDIO</div> |
| <u>Address</u> | 41649 WHITE YARROW CT<br>ASHBURN VA 20148 | <u>Address</u>   | 219 10TH ST SE,<br>WASHINGTON DC 20003 | <u>Address</u>    |  | <u>Address</u> |  | <u>Address</u> |  | <u>Address</u>   |  |                      |
| <u>Phone</u>   | 917-495-1074                              | <u>Phone</u>     | 919-909-9366                           | <u>Phone</u>      |  | <u>Phone</u>   |  | <u>Phone</u>   |  | <u>Phone</u>     |  |                      |

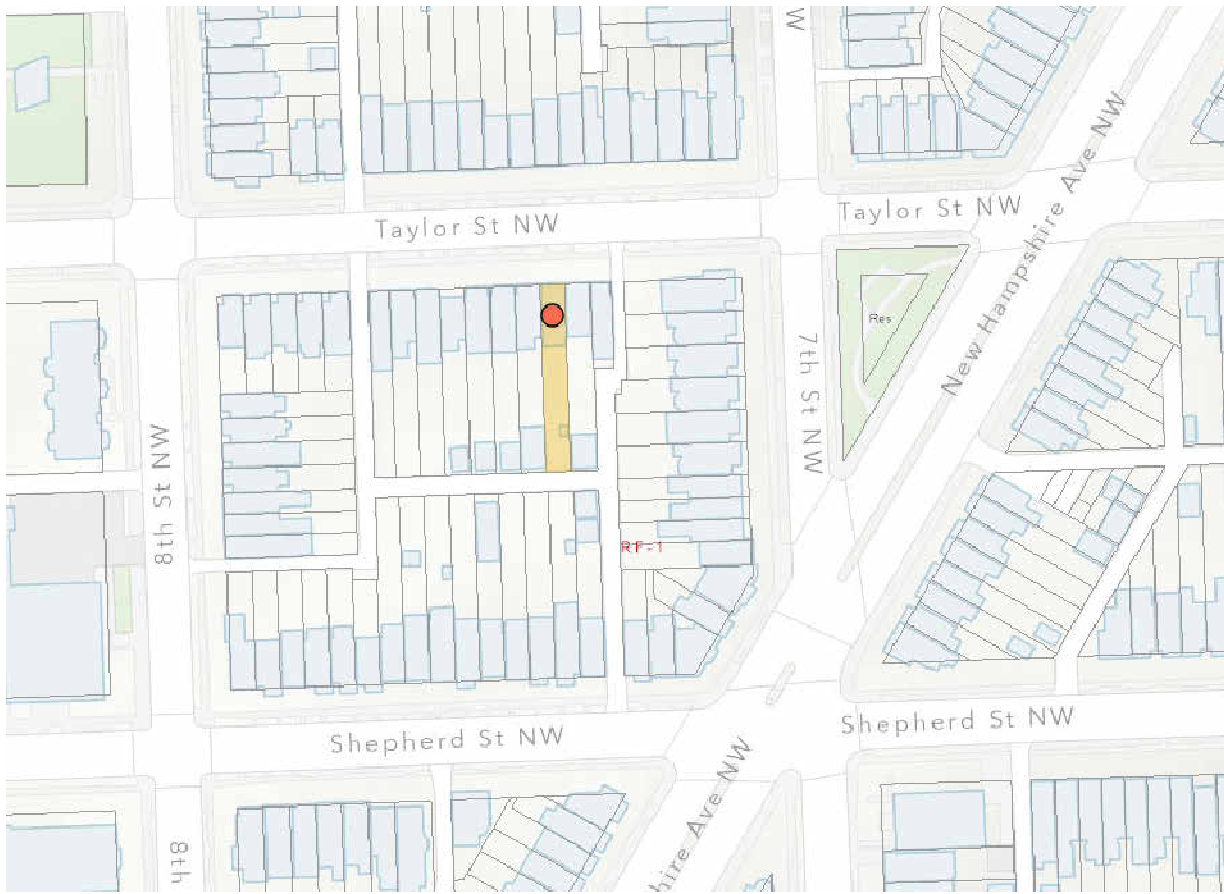
## SCOPE OF WORK

FULL INTERIOR RENOVATION OF  
EXISTING TWO STORY ROW HOUSE +  
CELLAR  
22 FEET REAR ADDITION  
NEW THIRD FLOOR ADDITION  
CONVERSION OF SINGLE FAMILY ROW  
HOUSE TO 3 APRATMENT UNITS

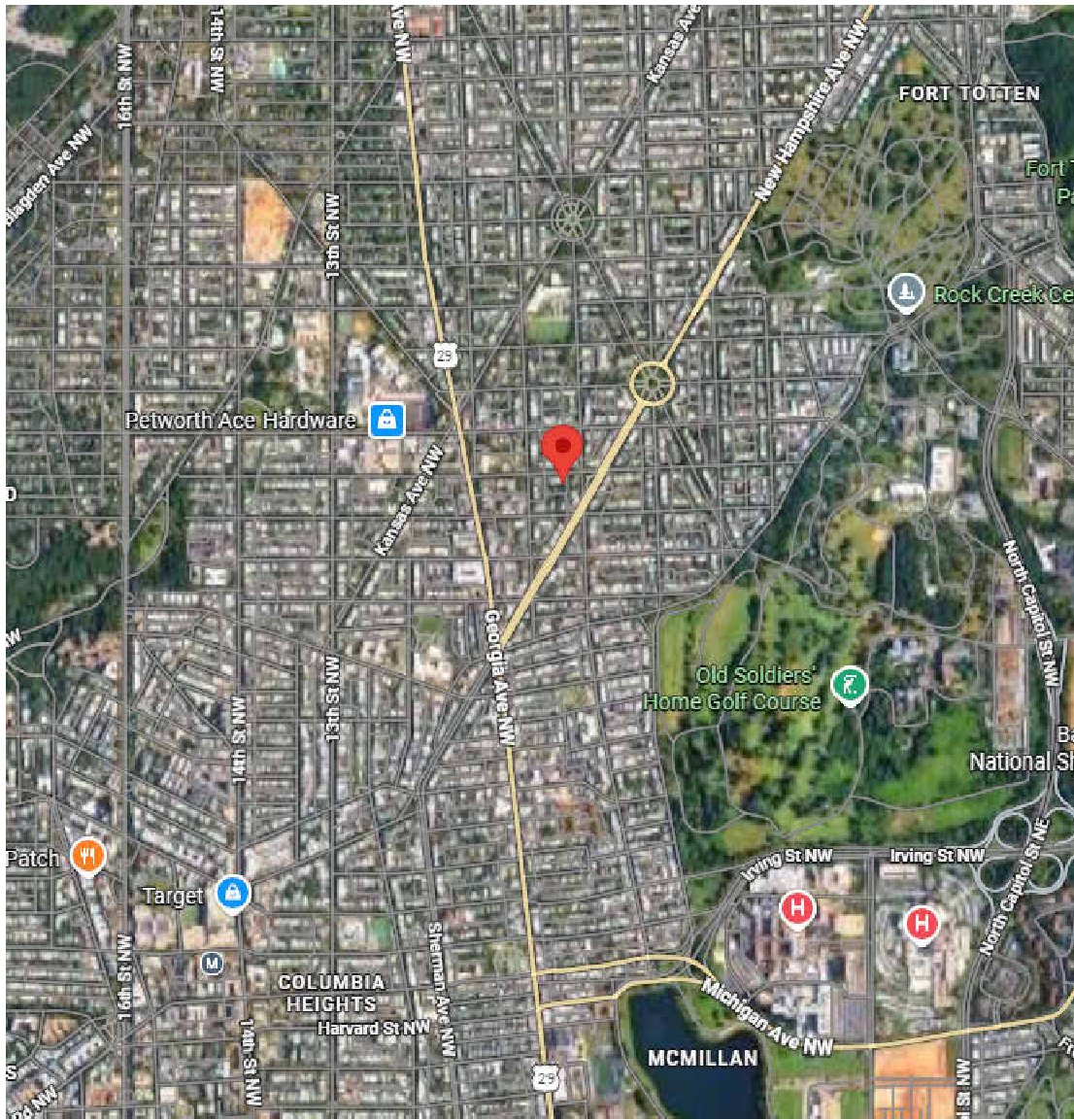
1 - SPECIAL EXCEPTION FROM D.C.  
CODE MUN. REGS. SUBTITLE 11-E §  
320.2 TO ENABLE THE CONVERSION  
INTO A THREE CONDOMINIUM  
BUILDING ON THE RF-1 ZONED  
PROPERTY PURSUANT TO D.C. CODE  
MUN. REGS. SUBTITLE U § 320.2.

2 - SPECIAL EXCEPTION RELIEF PECIAL  
EXCEPTION PURSUANT TO SUBTITLE X,  
CHAPTER 9 AND SUBJECT TO SUBTITLE E  
§ 5201

## PROJECT LOCATION



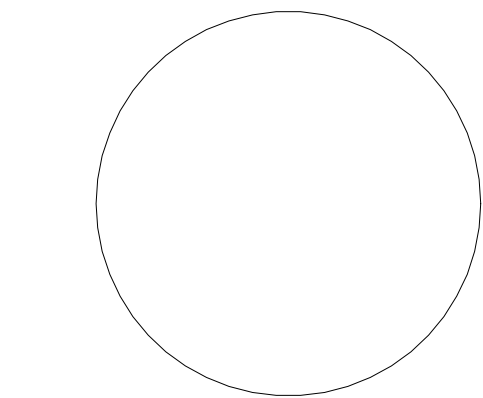
## VINCITY MAP



FRONT VIEW RENDERING



REAR VIEW RENDERING



Consultant- Structural  
Address  
Phone

Consultant- MEP  
Address  
phone

Consultant- Civil  
Address  
phone

Consultant- Landscape  
Address  
phone

1365 PERRY LLC

710 Development

710 TAYLOR ST NW  
WASHINGTON DC 20011

BZA Package

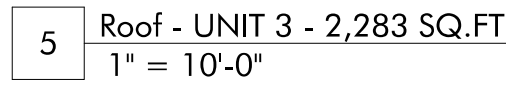
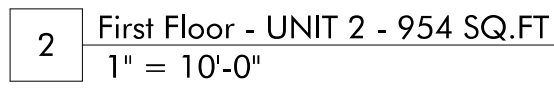
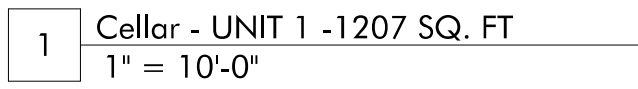
| No. | Description | Date |
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COVER SHEET

Project Designer MZ  
Project Architect MZ  
Project Number Project Number  
Issue Date 08-26-2026

000  
Board of Planning Adjustment  
District of Columbia  
CASE NO. 21430  
EXHIBIT NO. 3681

Scale



| Architectural Abbreviations |                                           | Architectural Abbreviations |                                          | Architectural Abbreviations |                                          |
|-----------------------------|-------------------------------------------|-----------------------------|------------------------------------------|-----------------------------|------------------------------------------|
| #                           | NUMBER/POUNDS                             | FD                          | FLOOR DRAIN                              | P                           | PARTICLEBOARD                            |
| %                           | PERCENT                                   | FDN                         | FOUNDATION                               | PERP                        | PERPENDICULAR                            |
| &                           | AND                                       | FEC                         | FIRE EXTINGUISHER CABINET                | PLAM                        | PLASTIC LAMINATE                         |
| '                           | FOOT / FEET                               | FEVC                        | FIRE EXTINGUISHER & VALVE CABINET        | PLAS                        | PLASTIC                                  |
| "                           | INCH                                      | FF                          | FINISH FLOOR                             | PLUMB                       | PLUMBING                                 |
| @                           | AT                                        | FF&E                        | FURNITURE, FIXTURE & EQUIPMENT           | PLYWD                       | PLYWOOD                                  |
|                             | DIAMETER                                  | FHC                         | FIRE HOSE CABINET                        | PN                          | PLAN NORTH                               |
|                             |                                           | FIN                         | FINISH                                   | PNL                         | PANEL                                    |
| A                           |                                           | FIXT                        | FIXTURE                                  | PORC                        | PORCELAIN                                |
| ACP                         | ACOUSTICAL CEILING PANEL                  | FLASH                       | FLASHING                                 | PREFAB                      | PREFABRICATED                            |
| AD                          | ACCESS DOOR                               | FLR                         | FLOOR                                    | PREFIN                      | PREFINISHED                              |
| ADD                         | ADDENDUM                                  | FO                          | FACE OF                                  | PRTN                        | PARTITION                                |
| ADJ                         | ADJUSTABLE / ADJACENT                     | FPHB                        | FROSTPROOF HOSE BIB                      | PT                          | PRESERVATIVE TREATED / PREASSURE TREATED |
| AFF                         | ABOVE FINISH FLOOR                        | FRP                         | FIBER REINFORCED PLASTIC                 | PTD                         | PAINTED                                  |
| AHU                         | AIR HANDLING UNIT                         | FRTW                        | FIRE-RETARDANT TREATED WOOD              | PTEV                        | PROTON THERAPY EQUIPMENT VENDOR          |
| ALT                         | ALTERNATE                                 | FRZ                         | FREEZER                                  | PVC                         | POLYVINYL CHLORIDE                       |
| ALUM                        | ALUMINUM                                  | FT                          | FEET                                     |                             |                                          |
| ANOD                        | ANODIZED                                  | FVC                         | FIRE VALVE CABINET                       |                             |                                          |
| AP                          | ACCESS PANEL                              | G                           |                                          | Q                           |                                          |
| APPROX                      | APPROXIMATELY / APPROXIMATE               | GA                          | GAGE / GAUGE                             | QA                          | QUALITY ASSURANCE                        |
| ARCH                        | ARCHITECT / ARCHITECTURAL                 | GALV                        | GALVANIZED                               | QC                          | QUALITY CONTROL                          |
| ASSY                        | ASSEMBLY                                  | GB                          | GRAB BAR                                 | QRT                         | QUARRY TILE                              |
| ATTEN                       | ATTENUATION                               | GEN                         | GENERAL                                  | QTR                         | QUARTER                                  |
| AUTH                        | AUTHORIZED                                | GEN                         | GENERAL                                  | QTY                         | QUANTITY                                 |
| AUTO                        | AUTOMATIC                                 | GFCMU                       | GROUND FACE CONCRETE MASONRY UNIT        |                             |                                          |
| AUX                         | AUXILIARY                                 | GL                          | GLASS                                    | R                           |                                          |
| AVGS                        | AVERAGE                                   | GLZ                         | GLAZING / GLAZED                         | R                           | RADIUS / RISER                           |
| AWI                         | ARCHITECTURAL WOODWORK INSTITUTE          | GWB                         | GYPSUM WALL BOARD                        | RB                          | RESILIENT BASE                           |
| AWP                         | ACOUSTICAL WALL PANEL                     | GYP                         | GYPSUM                                   | RC                          | REFLECTED CEILING PLAN                   |
|                             |                                           |                             |                                          | RD                          | ROOF DRAIN                               |
|                             |                                           | H                           |                                          | RE                          | REFER                                    |
| B                           |                                           | HB                          | HOSE BIBB                                | REBAR                       | REINFORCING BAR                          |
| BD                          | BOARD                                     | HC                          | HOLLOW CORE                              | REC                         | RECOMMENDATIONS                          |
| BIT                         | BITUMINOUS                                | HDR                         | HEADER                                   | REF                         | REFRIGERATOR                             |
| BK                          | BRICK                                     | HGT                         | HEIGHT                                   | REINF                       | REINFORCED / REINFORCEMENT               |
| BLDG                        | BUILDING                                  | HM                          | HOLLOW METAL                             | REQ'D                       | REQUIRED                                 |
| BO                          | BOTTOM OF                                 | HORIZ                       | HORIZONTAL                               | REV                         | REVISION(S)                              |
| BOT                         | BOTTOM                                    | HR                          | HOUR(S)                                  | RH                          | RIGHT HAND, ROOF HATCH                   |
| BRZ                         | BRONZE                                    | HRDW                        | HARDWARE                                 | RO                          | ROUGH OPENING                            |
| BTW                         | BETWEEN                                   | HVAC                        | HEATING, VENTING & AIR CONDITIONING      | RTG                         | RATING                                   |
| BUR                         | BUILT-UP ROOF                             |                             |                                          | RTU                         | ROOF TOP UNIT                            |
| BW                          | BOTH WAYS                                 | I                           |                                          | RV                          | ROOF VENT                                |
| C                           |                                           | IBC                         | INTERNATIONAL BUILDING CODE              |                             |                                          |
| C/C                         | CENTER TO CENTER                          | IGU                         | INSULATED GLAZING UNIT                   | S                           |                                          |
| CAB                         | CABINET                                   | IN                          | INCH / INCHES                            | SALV                        | SALVAGE                                  |
| CD                          | CONTRACT DOCUMENTS                        | INC                         | INCLUDED                                 | SB                          | SLASH BLOCK                              |
| CEM                         | CEMENT                                    | INFO                        | INFORMATION                              | SC                          | SOLID CORE                               |
| CFCI                        | CONTRACTOR FURNISHED CONTRACTOR INSTALLED | INSUL                       | INSULATION / INSULATING                  | SCHED                       | SCHEDULE                                 |
| CFMF                        | COLD-FORMED METAL FRAMING                 | INT                         | INTERIOR                                 | SCWD                        | SOLID CORE WOOD DOOR                     |
| CG                          | CORNER GUARD                              | IRMA                        | INVERTED ROOF MEMBRANE ASSEMBLY          | SECT                        | SECTION                                  |
| CIP                         | CAST IN PLACE                             | J                           |                                          | SEP                         | SEPARATE / SEPARATION                    |
| CJ                          | CONTROL JOINT                             | JNT                         | JOINT                                    | SF                          | SQUARE FEET, STOREFRONT                  |
| CL                          | CENTER LINE                               |                             |                                          | SFRM                        | SPRAY-APPLIED FIRE RESISTIVE MATERIAL    |
| CLG                         | CEILING                                   | K                           |                                          | SGL                         | SINGLE                                   |
| CLR                         | CLEAR                                     |                             |                                          | SHT                         | SHEET                                    |
| CMP                         | COMPOSITE METAL PANELS                    |                             |                                          | SHM                         | SHEET                                    |
| CMU                         | CONCRETE MASONRY UNIT                     | L                           |                                          | SK                          | SINK                                     |
| COL                         | COLUMN                                    | LVT                         | LUXURY VINYL TILE                        | SPF                         | SPRAYED-FOAM                             |
| CONC                        | CONCRETE                                  | L                           | LENGTH                                   | SQ                          | SQUARE                                   |
| COND                        | CONDITION                                 | LAM                         | LAMINATE (ED)                            | SS                          | SQUARE                                   |
| CONST                       | CONSTRUCTION                              | LAV                         | LAVATORY                                 | SSG                         | STRUCTURAL SEALANT GLAZING               |
| CONT                        | CONTINUE / CONTINUOUS                     | LBS                         | POUNDS                                   | STC                         | SOUND TRANSMISSION CLASS                 |
| COORD                       | COORDINATE                                | LF                          | LINEAR FOOT                              | STD                         | STANDARD                                 |
| CPT                         | CARPET                                    | LH                          | LEFT HAND                                | STL                         | STEEL                                    |
| CT                          | CERAMIC TILE                              | LT                          | LIGHT                                    | STRUC                       | STRUCTURE / STRUCTURAL                   |
| CW                          | CURTAIN WALL                              | LVR                         | LOUVER                                   | SUSP                        | SUSPENDED                                |
|                             |                                           |                             |                                          | SYM                         | SYMMETRICAL                              |
| D                           |                                           | M                           |                                          | T                           |                                          |
| D                           | DEEP / DEPTH                              | MAINT                       | MAINTENANCE                              | T&B                         | TOP AND BOTTOM                           |
| DBL                         | DOUBLE                                    | MAS                         | MASONRY                                  | T&G                         | TONGUE & GROOVE                          |
| DEMO                        | DEMOLISH                                  | MATL                        | MATERIAL                                 | TB                          | TACKBOARD                                |
| DIA                         | DIAMETER                                  | MAX                         | MAXIMUM                                  | TECH                        | TECHNICAL                                |
| DIAG                        | DIAGRAM                                   | MECH                        | MECHANICAL                               | TERR                        | TERRAZZO                                 |
| DIM                         | DIMENSION                                 | MFR                         | MANUFACTURER                             | THK                         | THICK                                    |
| DISP                        | DISPENSER                                 | MIN                         | MINIMUM                                  | THRU                        | THROUGH                                  |
| DIST                        | DISTANCE                                  | MISC                        | MISCELLANEOUS                            | TO                          | TOP OF                                   |
| DIV                         | DIVISION / DIVIDE                         | MM                          | MILLIMETER                               | TR                          | TREAD                                    |
| DN                          | DOWN                                      | MO                          | MASONRY OPENING                          | TYP                         | TYPICAL                                  |
| DO                          | DOOR OPENING                              | MOD BIT                     | MODIFIED BITUMEN                         |                             |                                          |
| DR                          | DOOR                                      | MTD                         | MOUNTED / MOUNTING                       | U                           |                                          |
| DS                          | DOWNSPOUT                                 | MTL                         | METAL                                    | UL                          | UNDERWRITERS LABORATORY                  |
| DTL                         | DETAIL                                    | MWK                         | MILLWORK                                 | UNEXC                       | UNEXCAVATED                              |
| DWG / DWGS                  | DRAWING(S)                                | N                           |                                          | UNO                         | UNLESS NOTED OTHERWISE                   |
|                             |                                           | NA                          | NOT APPLICABLE                           | UON                         | UNLESS OTHERWISE NOTED                   |
| E                           |                                           | NEG                         | NEGATIVE                                 | UR                          | URINAL                                   |
| EA                          | EACH                                      | NFPA                        | NATIONAL FIRE PROTECTION ASSOCIATION     | UTIL                        | UTILITY                                  |
| EIFS                        | EXTERIOR INSULATION & FINISH SYSTEM       | NIC                         | NOT IN CONTRACT                          |                             |                                          |
| EJ                          | EXPANSION JOINT                           | NO                          | NUMBER(S)                                | V                           |                                          |
| EL                          | ELEVATION                                 | NOM                         | NOMINAL                                  | VCT                         | VINYL COMPOSITION TILE                   |
| ELEC                        | ELECTRIC / ELECTRICAL                     | NRCA                        | NATIONAL ROOFING CONTRACTORS ASSOCIATION | VERT                        | VERTICAL                                 |
| ELEV                        | ELEVATOR                                  | NTS                         | NOT TO SCALE                             | VIF                         | VERIFY IN FIELD                          |
| EMER                        | EMERGENCY                                 |                             |                                          | VOL                         | VOLUME                                   |
| ENC                         | ENCLOSURE                                 |                             |                                          | VWC                         | VINYL WALL COVERING                      |
| EQ                          | EQUAL                                     | O                           |                                          | W                           |                                          |
| EQUIP                       | EQUIPMENT                                 | OC                          | ON CENTER                                | W                           | WIDTH / WIDE                             |
| ETC                         | ET CETERA                                 | OD                          | OUTSIDE DIAMETER/DIMENSION               | W/                          | WITH                                     |
| EWC                         | ELECTRIC WATER COOLER                     | OFCI                        | OWNER FURNISHED CONTRACTOR INSTALLED     | W/O                         | WITHOUT                                  |
| EXH                         | EXHAUST                                   | OFD                         | OVERFLOW DRAIN                           | WD                          | WOOD                                     |
| EXIST                       | EXISTING                                  | OFOI                        | OWNER FURNISHED OWNER INSTALLED          | WP                          | WORKING POINT                            |
| EXP                         | EXPANSION / EXPOSED                       | OH                          | OVERHEAD                                 | WPF                         | WEATHERPROOF / WATERPROOF                |
| EXT                         | EXTERIOR                                  | OH                          | OPPOSITE HAND                            | WS                          | WEATHERSTRIP                             |
|                             |                                           | OPNG                        | OPENING                                  | WWF                         | WELDED-WIRE FABRIC                       |
|                             |                                           | OPP                         | OPPOSITE                                 |                             |                                          |
| F                           |                                           |                             |                                          |                             |                                          |
| FAB                         | FABRICATE                                 |                             |                                          |                             |                                          |

ZASTUDIO

Consultant- Structural

Address

Phone

Consultant- MEP

Address

phone

Consultant- Civil

Address

phone

Consultant- Landscape

Address

phone

1365 PERRY LLC

710 Development

710 TAYLOR ST NW

WASHINGTON DC 20011

BZA Package

| No. | Description | Date |
|-----|-------------|------|
|     |             |      |
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|     |             |      |
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PROJECT INFORMATION

Project Designer

Project Architect

Project Number

Issue Date

Checker

Author

Project Number

08-26-2026

A001

Scale

As indicated

| PROJECT INFO            |                                        |                     |
|-------------------------|----------------------------------------|---------------------|
| Address                 | 710 Taylor ST NW, Washington, DC 20011 |                     |
| Square- Lot             | 3134 - 0053                            |                     |
| Lot Area                | 2725 square feet                       |                     |
| Zone                    | R-F1                                   |                     |
| Historic                | None                                   |                     |
| ZONING SUMMARY          |                                        |                     |
| Regulation              | Allowed                                | Proposed            |
| Building Height (Feet)  | 35 Ft                                  | 34'-8" Flat Roof    |
| Building Height (Story) | 3                                      | 3                   |
| Lot Occupancy           | 60% (1,635 Sq Ft)                      | 53.5% (1,460 Sq Ft) |
| Rear Yard               | 20 Ft                                  | 59' - 4 1/2" Ft     |
| Side Yard               | N/A                                    | N/A                 |
| Pervious Surface        | 20% (545 Sq Ft)                        | 21.4% (585 Sq Ft)   |

| LOT OCCUPANCY AND PERVIOUS SURFACE REQ |                                        |  |
|----------------------------------------|----------------------------------------|--|
| Address                                | 710 Taylor ST NW, Washington, DC 20011 |  |
| Square- Lot                            | 3134 - 0053                            |  |
| Lot Area                               | 2725 square feet                       |  |
| Zone                                   | RF-1                                   |  |
| Lot Occupancy Requirements             | 60% (1,635 Sq Ft)                      |  |
| Pervious Surface Requirements          | 20% (545 Sq Ft)                        |  |

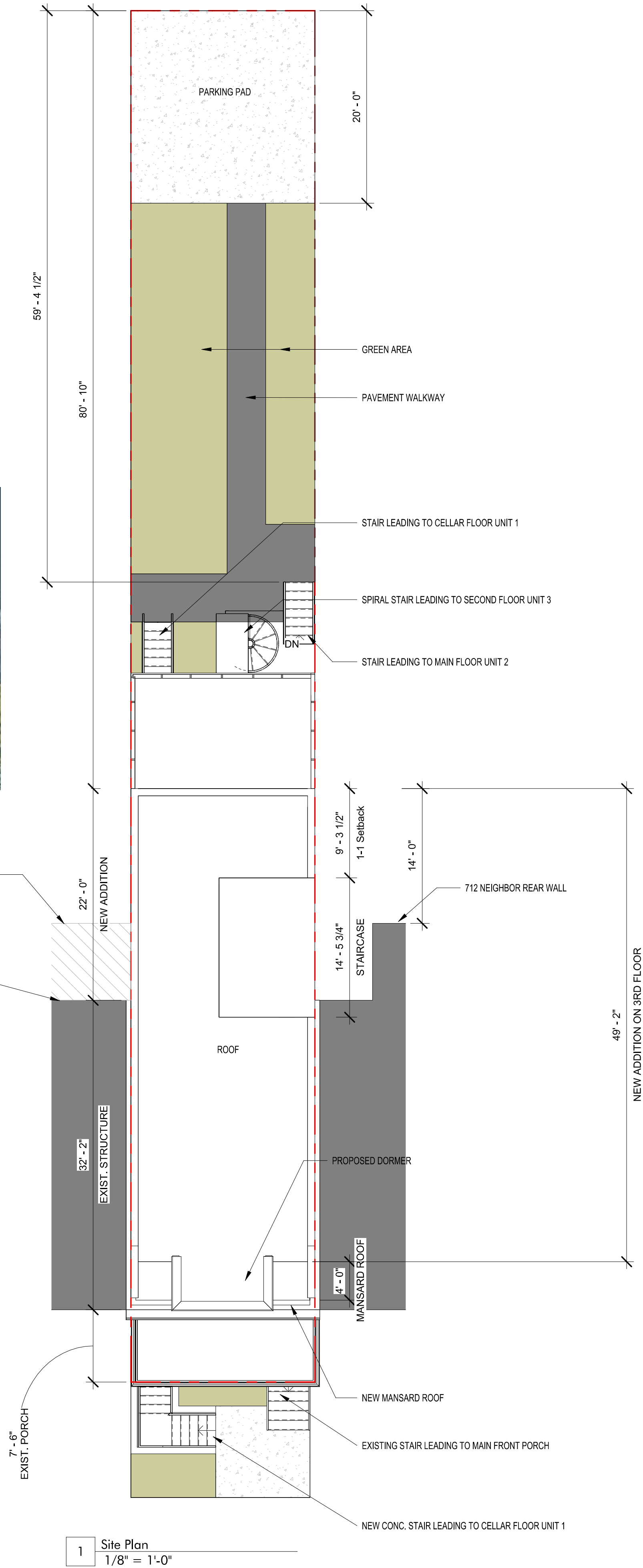
| LOT OCCUPANCY REQ. SUMMARY                 |            |              |
|--------------------------------------------|------------|--------------|
| IMPERVIOUS SURFACE SUMMARY (Lot Occupancy) |            |              |
| Description                                | Area Sq Ft | Percentage % |
| Lot                                        | 2725       | 100%         |
| Building Footprint                         | 1,035      |              |
| Front Porch                                | 150        |              |
| Stairs - Steps                             | 45         |              |
| Rear Patio                                 | 230        |              |
| Total                                      | 1,460      | 53.5%        |
| IMPERVIOUS SURFACE                         |            |              |
| Parking Pad                                | 385        |              |
| Side walk                                  | 265        |              |
| Stair Leading to Main Floor                | 30         |              |
| Total                                      | 650        | 25.1         |
| PERVIOUS SURFACE SUMMARY                   |            |              |
| Green Area                                 | 585        | 21.4%        |
| Total                                      | 585        | 21.4%        |

CONDITIONED SPACE HAS BEEN DEMOLISHED AT 708 TAYLOR



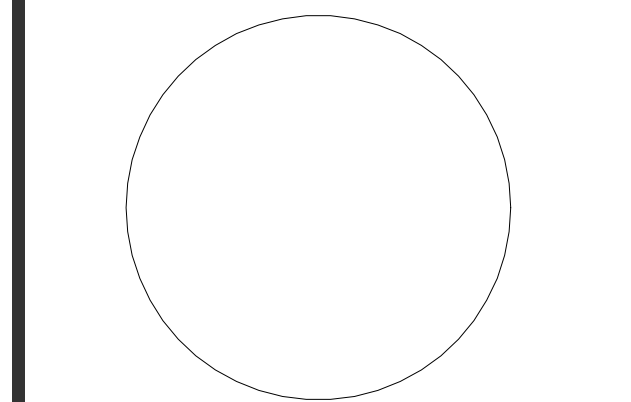
708 PREVIOUSLY EXISTING REAR WALL OF THE NEIGHBORING PROPERTY

708 NEIGHBOR EXISTING REAR WALL



1 Site Plan  
1/8" = 1'-0"

ZASTUDIO



Consultant- Structural  
Address  
Phone  
Consultant- MEP  
Address  
phone  
Consultant- Civil  
Address  
phone  
Consultant- Landscape  
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1365 PERRY LLC

710 Development  
710 TAYLOR ST NW  
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| No. | Description | Date |
|-----|-------------|------|
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SITE PLAN

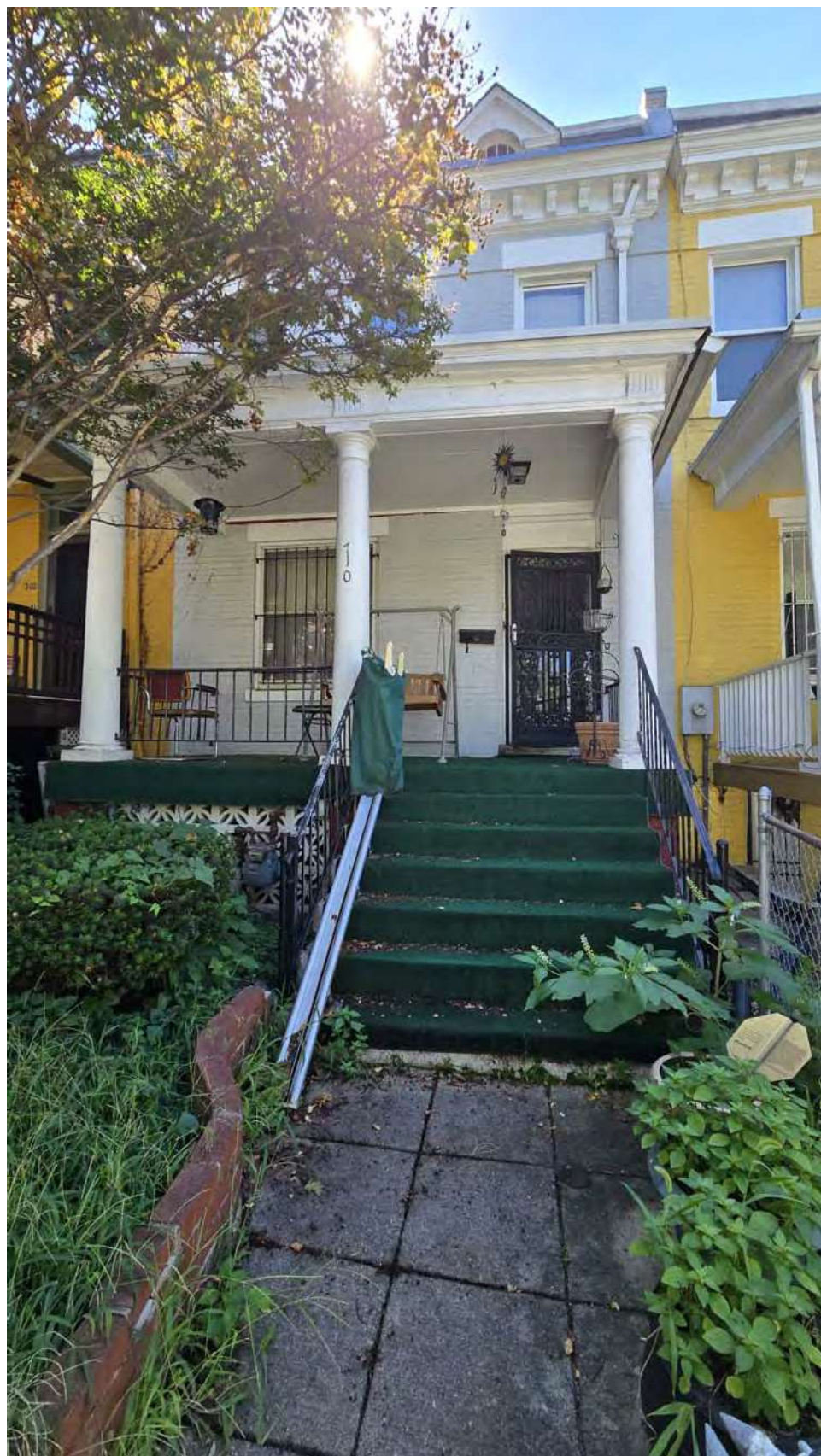
Project Designer  
Project Architect  
Project Number  
Issue Date  
Checker  
Author  
Project Number  
08-26-2026

A002  
Scale  
1/8" = 1'-0"

9/10/2026 8:47:31 AM



FRONT VIEW



FRONT STEPS



VIEW FROM REAR ALLEY

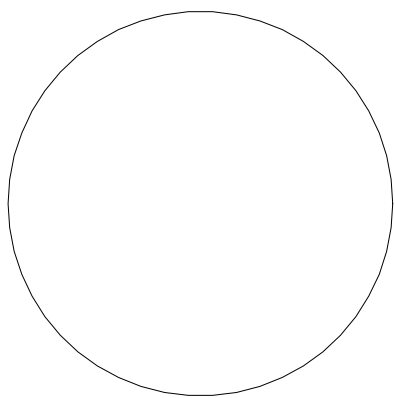


EXISTING REAR WALL



VIEW TOWARDS REAR ALLEY

ZASTUDIO



Consultant- Structural  
Address  
Phone

Consultant- MEP  
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1365 PERRY LLC

710 Development

710 TAYLOR ST NW  
WASHINGTON DC 20011

BZA Package

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EXISTING  
PHOTOS

Project Designer

Project Architect

Project Number

Issue Date

Checker

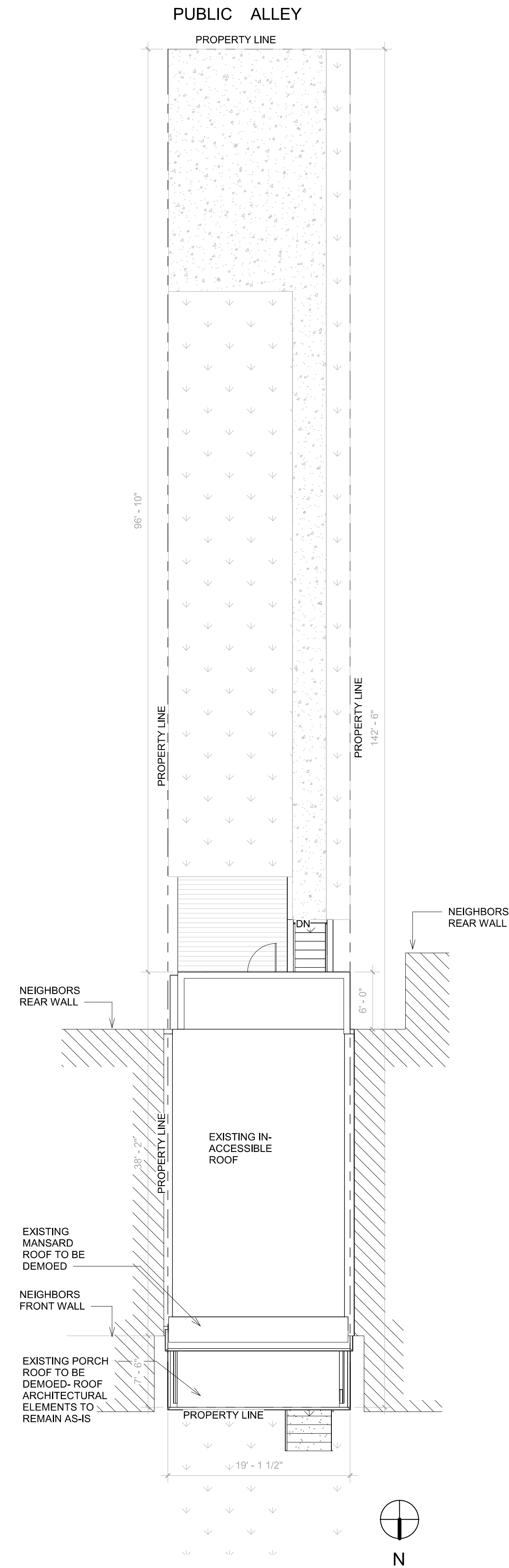
Author

Project Number

08-26-2026

A003

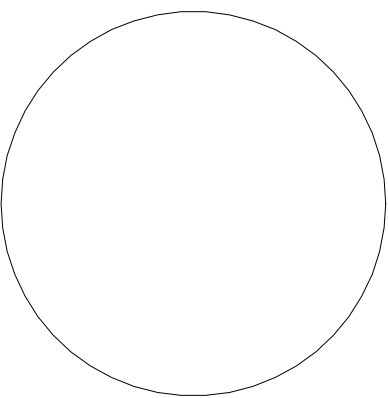
Scale



TAYLOR STREET, N.W.

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

ZASTUDIO



Consultant- Structural  
Address  
Phone

Consultant- MEP  
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Consultant- Civil  
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Consultant- Landscape  
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EXISTING -  
DEMOLITION SITE  
PLAN

Project Designer

Project Architect

Project Number

Issue Date

Checker

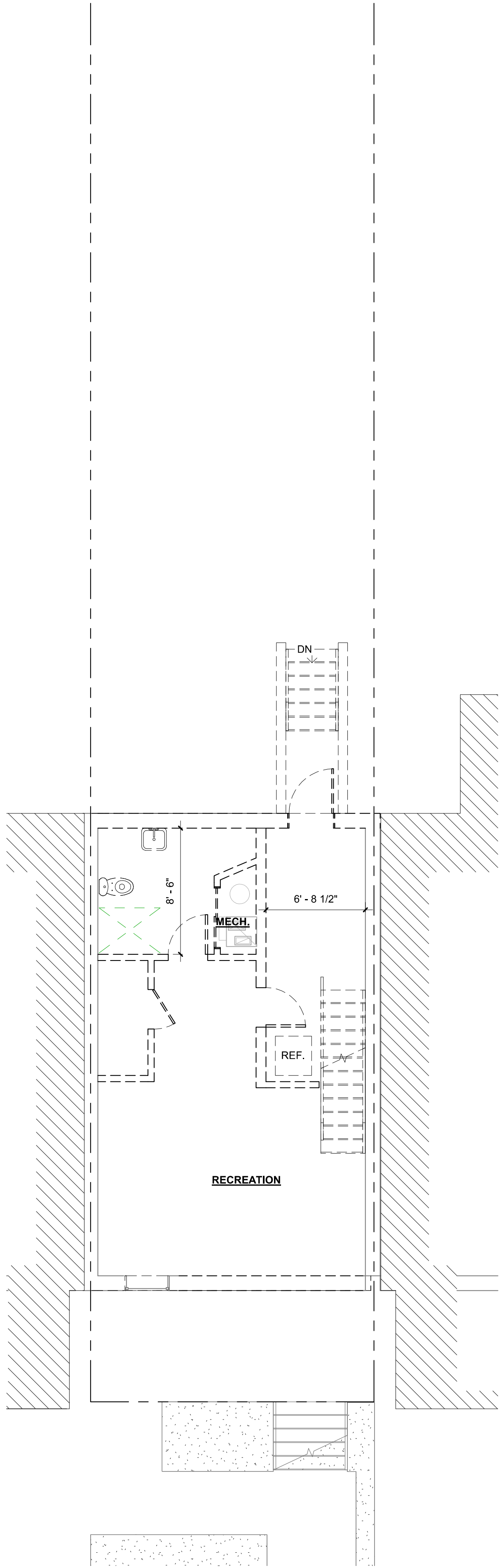
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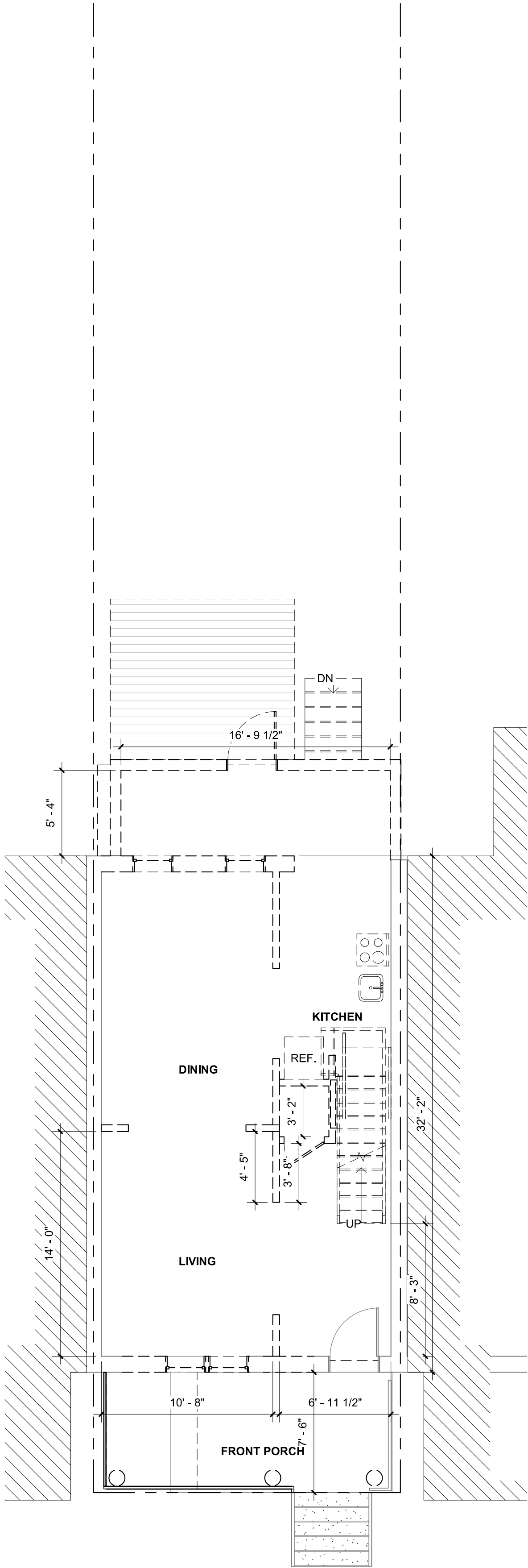
08-26-2026

D001

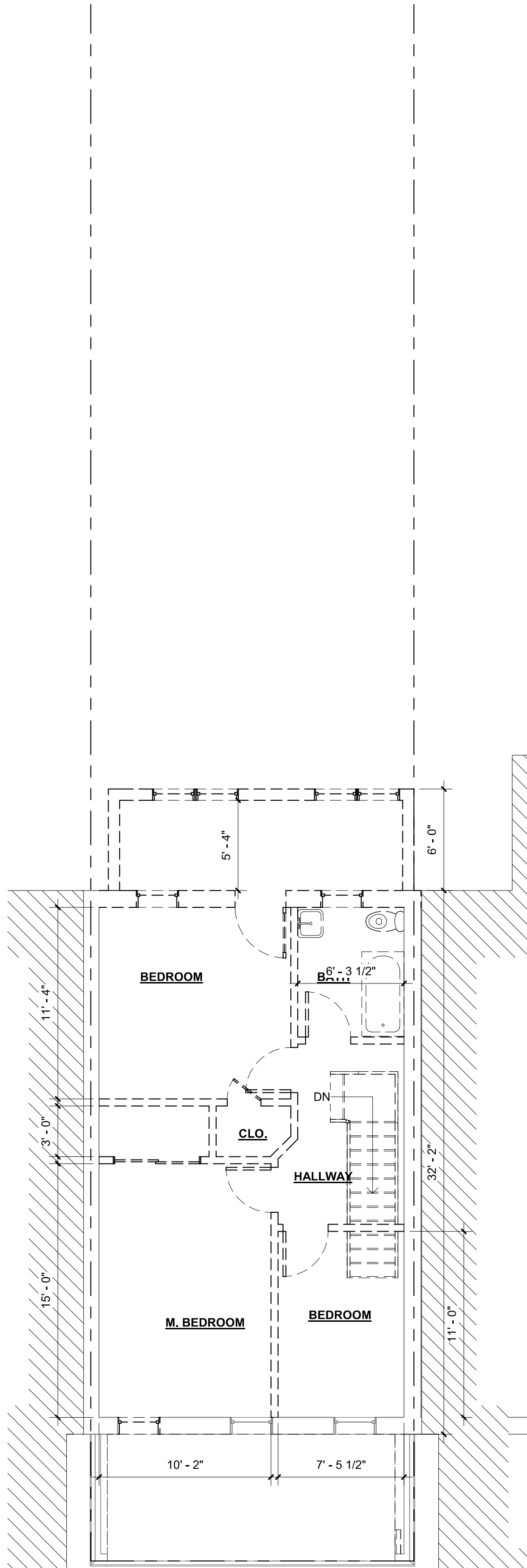
Scale



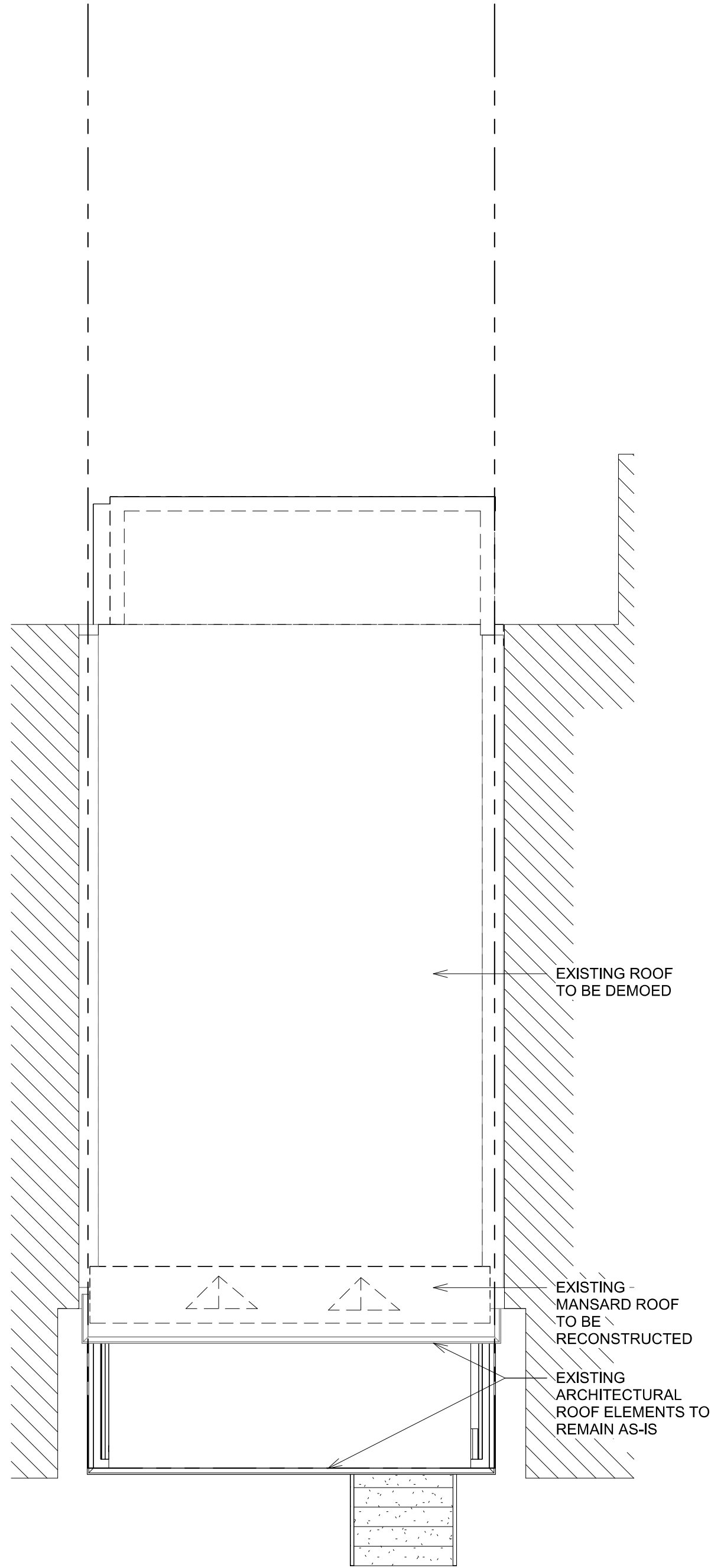
1 EXISTING - CELLAR  
3/16" = 1'-0"



2 EXISTING - FIRST LEVEL Copy 1  
3/16" = 1'-0"

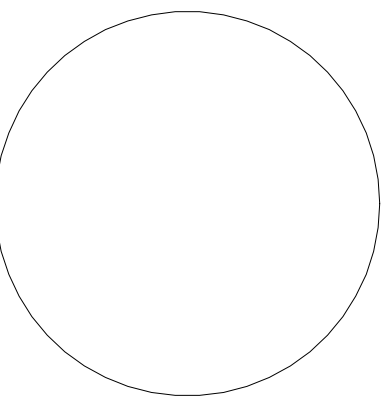


3 EXISTING - SECOND FLOOR  
3/16" = 1'-0"



4 EXISTING ROOF  
3/16" = 1'-0"

ZASTUDIO



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EXISTING -  
DEMOLITION  
FLOOR PLANS

Project Designer

Project Architect

Project Number

Issue Date

Checker

Author

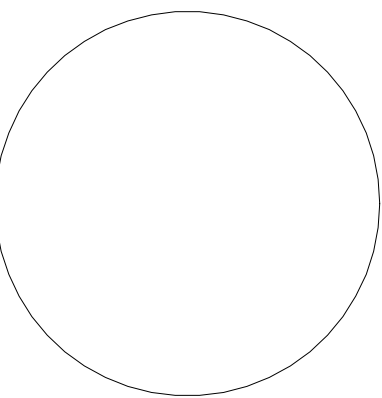
Project Number

08-26-2026

D101

Scale

9/6/2026 3:53:52 PM



Consultant- Structural  
Address  
Phone

Consultant- MEP  
Address  
phone

Consultant- Civil  
Address  
phone

Consultant- Landscape  
Address  
phone

1365 PERRY LLC

710 Development

710 TAYLOR ST NW  
WASHINGTON DC 20011

BZA Package

| No. | Description | Date |
|-----|-------------|------|
|     |             |      |
|     |             |      |
|     |             |      |
|     |             |      |

EXISTING -  
DEMOLITION  
ELEVATIONS

Project Designer

Project Architect

Project Number

Issue Date

Checker

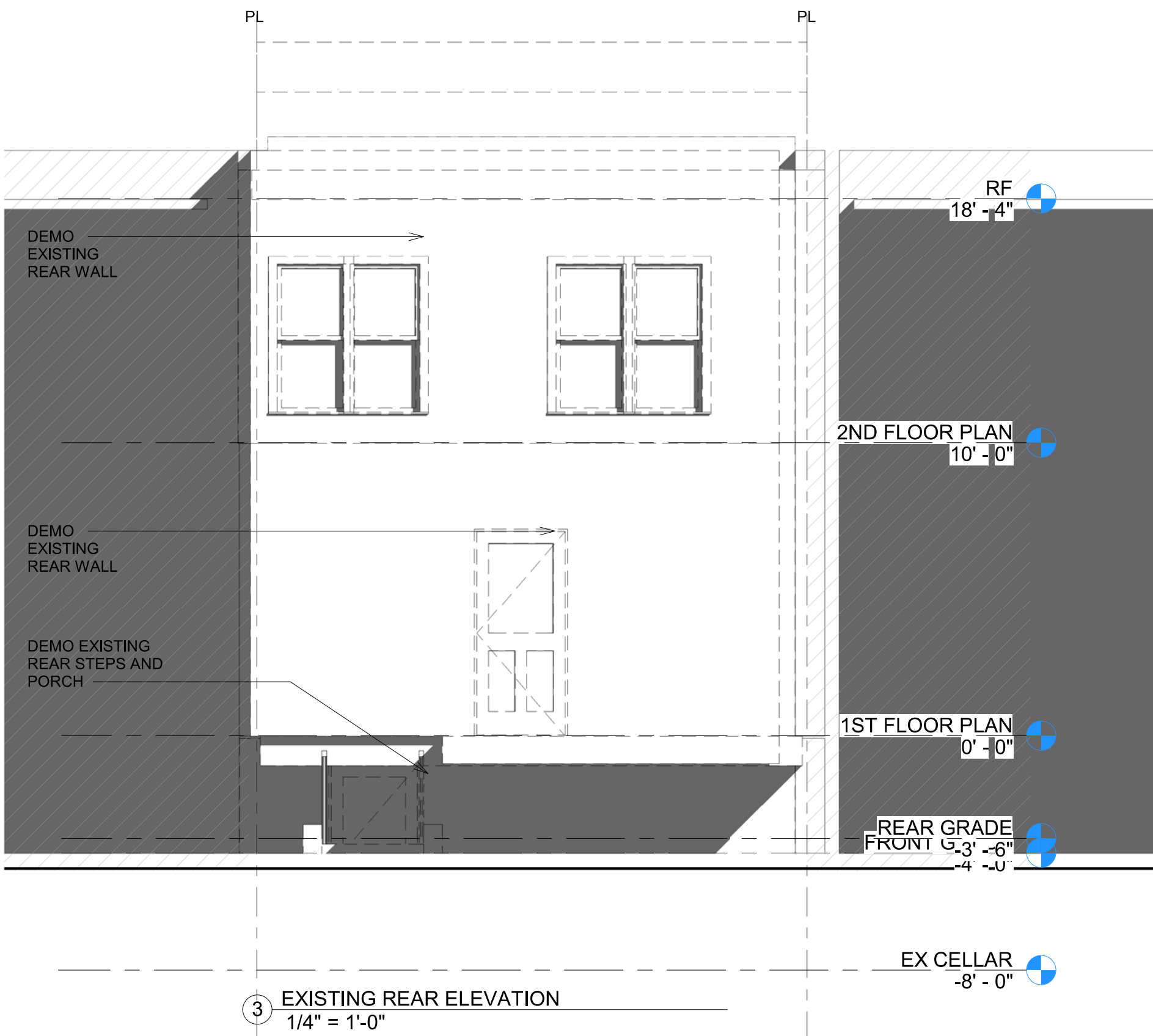
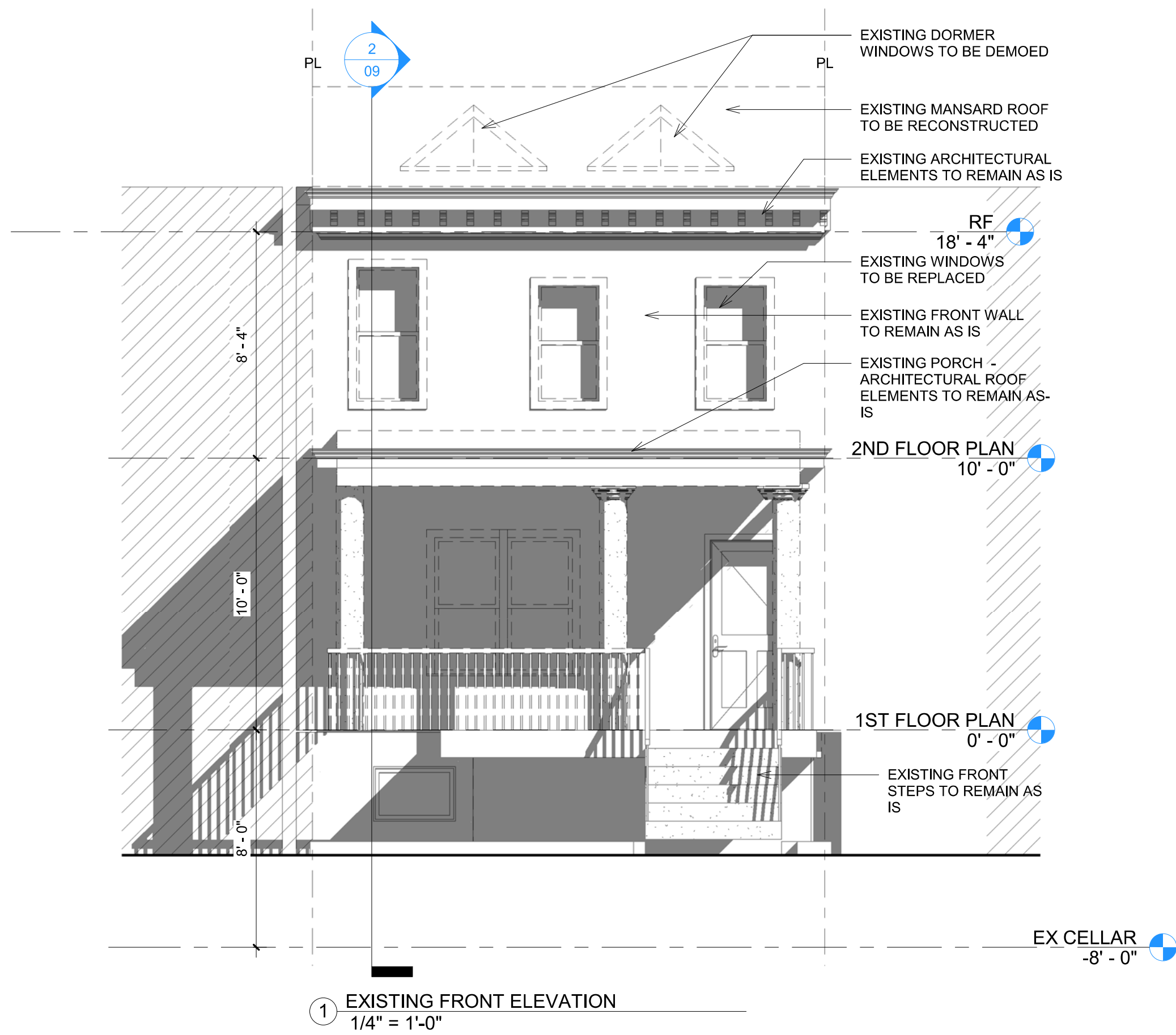
Author

Project Number

08-26-2026

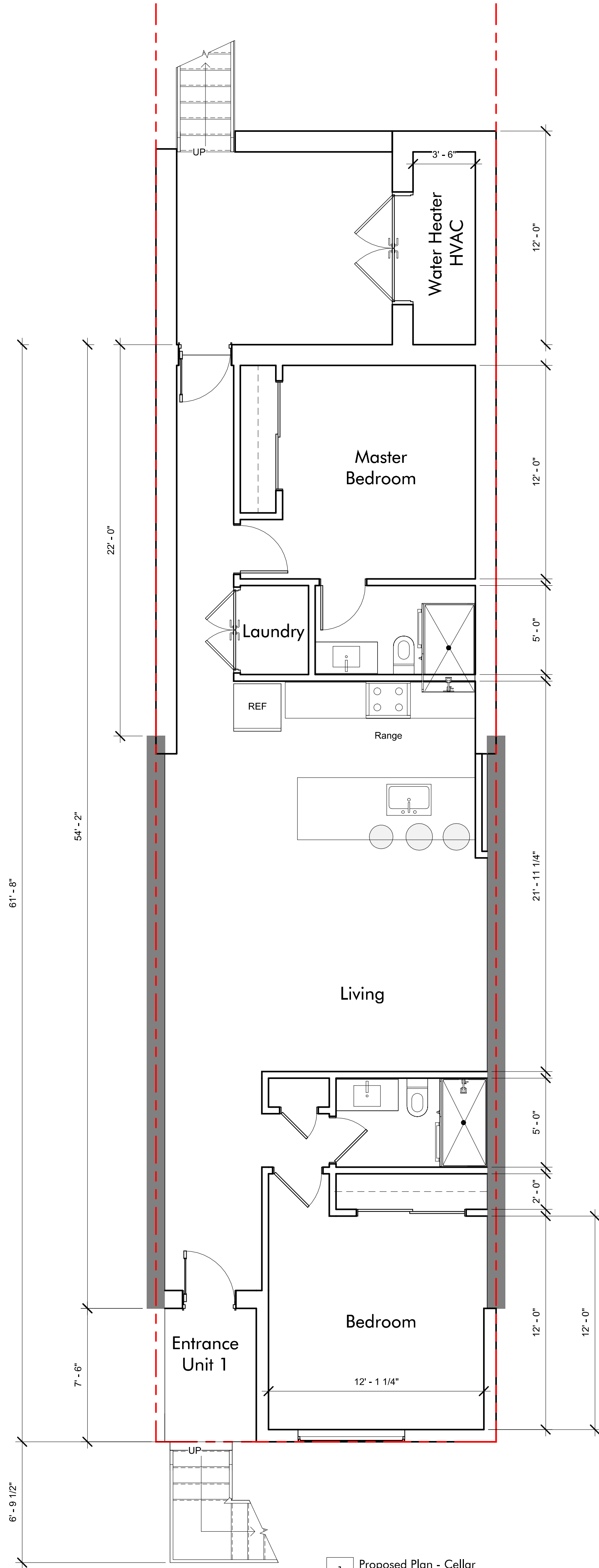
D201

Scale





2 Proposed Plan - First Floor  
1/4" = 1'-0"



1 Proposed Plan - Cellar  
1/4" = 1'-0"

KEY NOTES

GENERAL NOTES

0'4'8'16'32'

N

ZASTUDIO

Consultant- Structural  
Address  
Phone

Consultant- MEP  
Address  
phone

Consultant- Civil  
Address  
phone

Consultant- Landscape  
Address  
phone

1365 PERRY LLC

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| No. | Description | Date |
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|     |             |      |
|     |             |      |
|     |             |      |
|     |             |      |

FLOOR PLANS

Project Designer  
Project Architect  
Project Number  
Issue Date

Checker  
Author  
Project Number  
08-26-2026

A101

Scale1/4" = 1'-0"