

512 Taylor Street NW

OWNER

512 Taylor LLC
512 Talor Street, NW
Washington, DC 20011

ARCHITECT

Inscape Studio
926 N Street, NW Rear
Washington, DC 20001
202.288.4081

STRUCTURAL

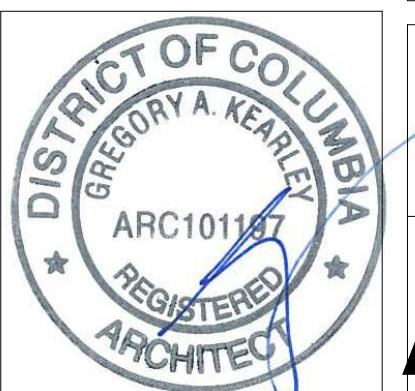
Bel Engineering, LLC
4542 Beech Road
Temple Hills, MD 20748
703-975-9447

CONTRACTOR

Prime Realty
41649 White Yarrow Court
Ashburn, VA 20148

Permit Set

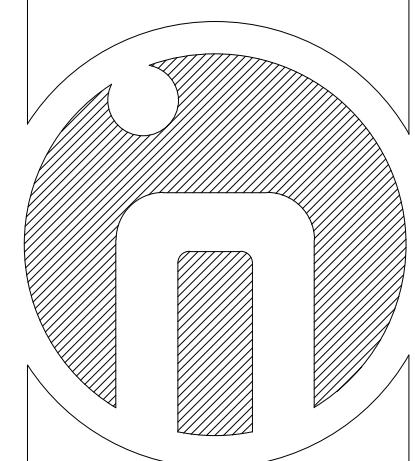
23 AUG 2024



inScapes studio
926 N Street NW, Bear

20 N Street, NW
Washington, DC 20001
202.288.4081

Project Architect: Harrison Brisbrow

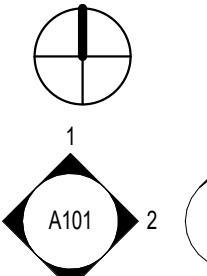
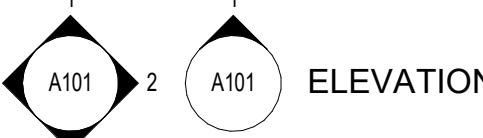
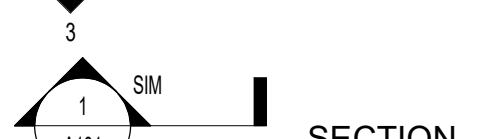
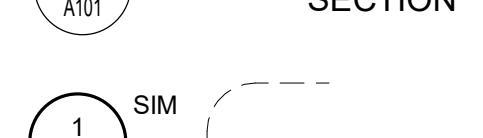
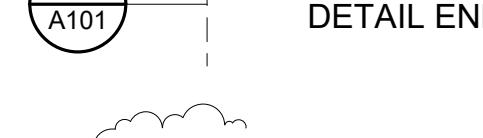
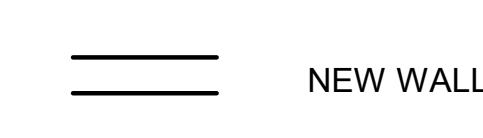
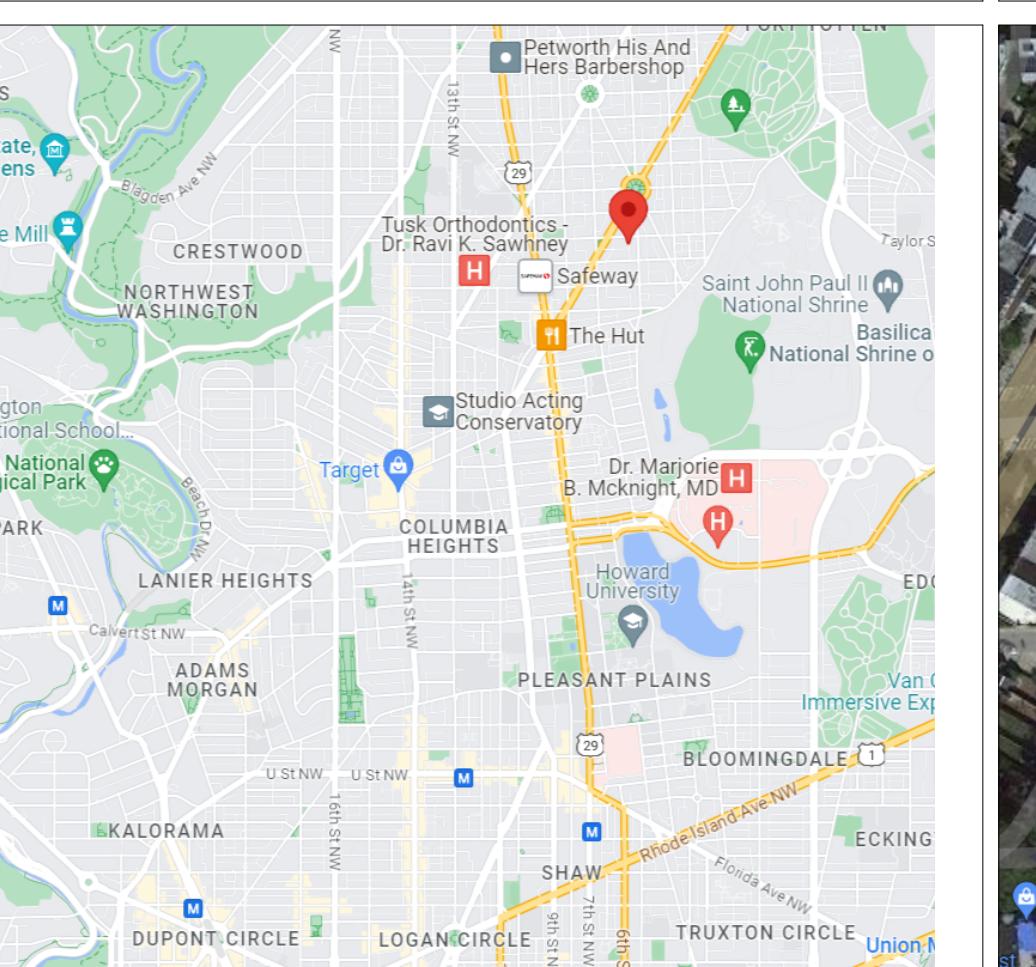
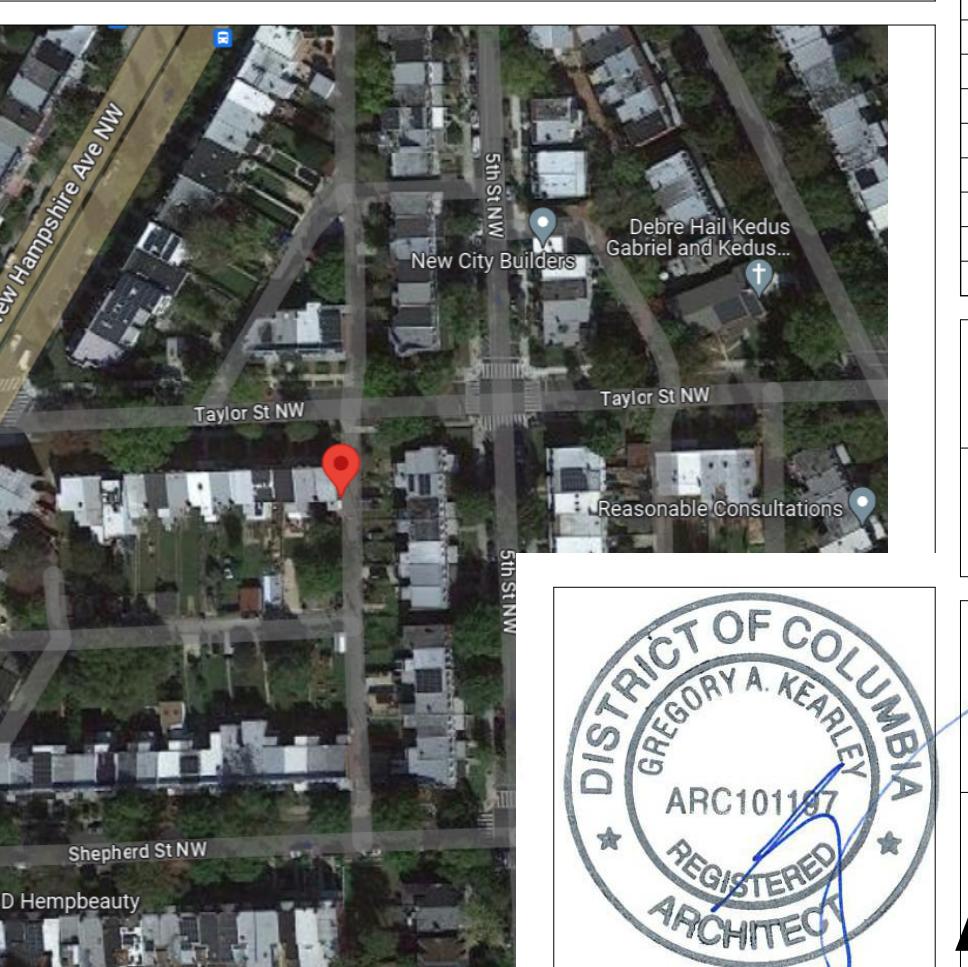


512 Taylor Street NW
Project Number:
23.023
Project Address:
512 TAYLOR STREET, NW
WASHINGTON, DC 20011
Permit Set

SCALE
ISSUE DATE
23 AUG 2024

COVER
SHEET NAME
SHEET NUMBER
A0000
Board of Zoning Adjustment
District of Columbia

A0000
Board of Zoning Adjustment
District of Columbia
CASE NO. 20302A
EXHIBIT NO.3

DRAWING KEY		ABBREVIATIONS		PROJECT INFO		ZONING CODE ANALYSIS		DRAWING INDEX	
 NORTH ARROW  ELEVATION  SECTION  DETAIL ENLARGEMENT  REVISION  EXISTING WALL TO REMAIN  EXISTING WALL TO BE REMOVED  NEW WALL  KEY NOTE  DOOR & HARDWARE TYPE  WINDOW TYPE		A/C AIR CONDITIONING AFF ABOVE FINISHED FLOOR BD BOARD BLDG BUILDING CAB CABINET CLG CEILING CONST CONSTRUCTION D DEMOLISH DISP DISPOSAL DS DIMMER SWITCH DW DISHWASHER DWG DRAWING E, EXST EXISTING FIN.FL FINISHED FLOOR FIXT FIXTURE FL FLOOR FT FEET G GRAMS GAL GALLONS GFI GROUND FAULT INTERRUPT GWB GYPSUM WALL BOARD GYP.BD GYPSUM WALL BOARD HT HEIGHT IN INCHES INSUL INSULATION L LITERS LB POUNDS MDF MEDIUM DENSITY FIBERBOARD MO MASONRY OPENING MW , MICROMICROWAVE NIC NOT IN CONTRACT OFCl OWNER FURNISHED, CONTRACTOR INSTALLED OPT OPTION PLAM PLASTIC LAMINATE PNT, PTD PAINT, OR PAINTED R RELOCATE RA RANGE RE REFERENCE REF REFRIGERATOR, REFERENCE REQ REQUIRED RO ROUGH OPENING SA SUPPLY AIR SCIP STRUCTURAL CONCRETE INSULATE PANEL SIP STRUCTURAL INSULATED PANEL SIM SIMILAR SS, S, STL STAINLESS STEEL TBD TO BE DETERMINED TOS TOP OF SLAB Typ TYPICAL UON UNLESS OTHERWISE NOTED U/S UNDERSIDE VIF VERIFY IN FIELD VOC VOLATILE ORGANIC COMPOUNDS W/ WITH WD WOOD WWF WOVEN WIRE FABRIC		OWNER: 512 TAYLOR LLC 512 TALOR STREET, NW WASHINGTON, DC 20011 ARCHITECT: INSCAPE STUDIO 926 N STREET, NW REAR WASHINGTON, DC 20001 ADDRESS: 512 TAYLOR STREET, NW WASHINGTON, DC 20011 LOT: 0098 SQUARE: 3231 WARD: 4		ZONING CODE DC ZONING REGULATIONS OF 2016 2016 DCRM TITLE 11, SUBTITLE A301.2 (a, 1-4) ZONE DISTRICT: RF-1		STRUCTURAL	
				BUILDING DATA OCCUPANCY GROUP: RESIDENTIAL GROUP R-3 TYPE OF CONSTRUCTION: VA SPRINKLERS: NO STORIES: THREE STORIES + CELLAR EXISTING GROSS FLOOR AREA: THIRD FLOOR: 961.37 GSF SECOND FLOOR: 1,082.92 GSF FIRST FLOOR: 1,082.92 GSF CELLAR: 1,089.67 GSF TOTAL: 4,216.88 GSF PROPOSED GROSS FLOOR AREA: THIRD FLOOR: 983.89 GSF SECOND FLOOR: 1,082.92 GSF FIRST FLOOR: 1,082.92 GSF CELLAR: 1,180.67 GSF TOTAL: 4,330.40 GSF		ZONING DATA ALLOWED/REQ. PROPOSED HEIGHT (400) 35' - 0" MAX 34' - 11 5/8" STORIES 3 + Cellar 3 + Cellar LOT SIZE (401) MIN. LOT AREA 1,800 SF MIN. LOT WIDTH 18' - 0" 2,772 SF 19' - 6" LOT OCCUPANCY (403.2) 60% MAX = 1,663 GSF 52% = 1,441 GSF SETBACKS (405.6, 404.1) FRONT NONE NONE SIDES NONE REAR 20' - 0" 57' - 3"		PLUMBING	
						PARKING (2101.1) RESIDENTIAL 2 SPACES (9'X19') (1 PER 2 UNITS) 3 SPACES (9'X19') (3 UNITS)		CIVIL	
						LANDSCAPE		MECHANICAL	
						DEMOLITION		ELECTRICAL	
						ARCHITECTURAL A0100 SITE PLAN A0101 PROPOSED FLOOR PLANS A0102 PROPOSED FLOOR PLANS A0103 PROPOSED ROOF PLAN		VICINITY 	
						LOCATION 		REVISIONS 12" = 1'-0" SCALE ISSUE DATE 23 AUG 2024 DRAWING INDEX & PROJECT INFORMATION SHEET NAME SHEET NUMBER DISTRICT OF COLUMBIA REGISTERED ARCHITECT Gregory A. Kearley ARC10117 A0001	

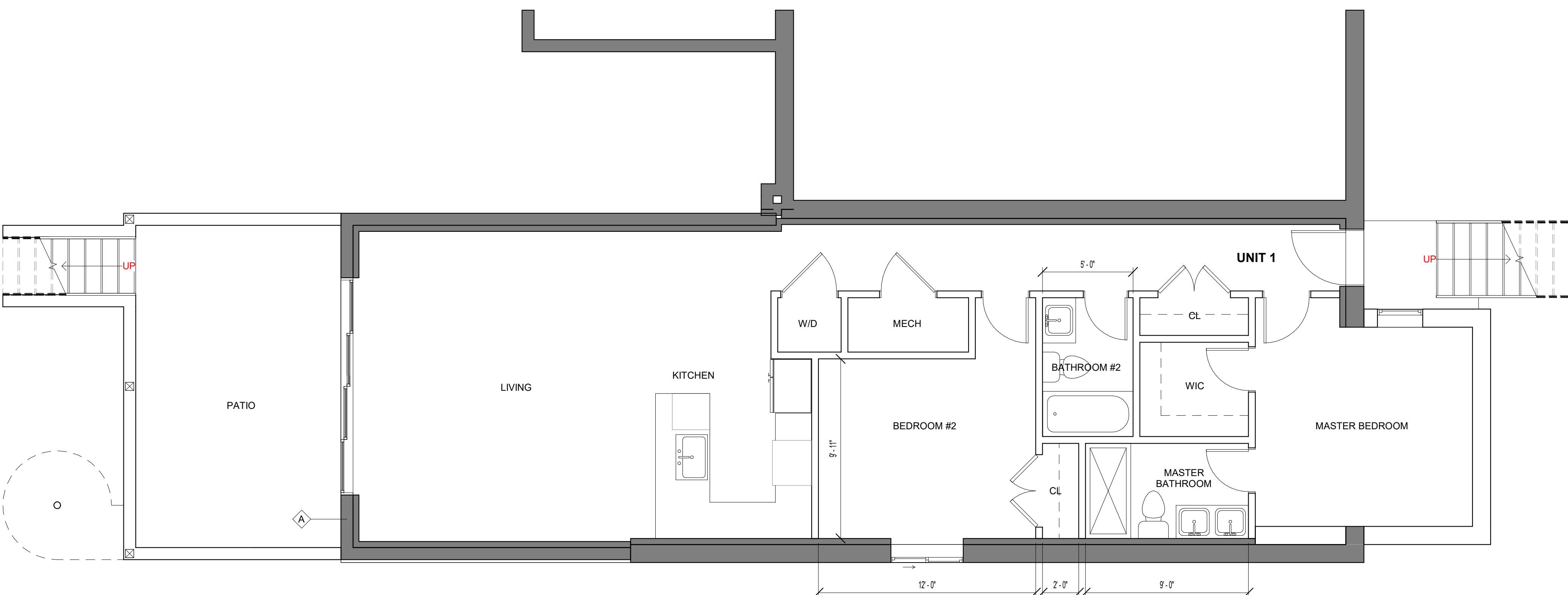
PROJECT DESCRIPTION

MODIFICATION TO BZA ORDER 20302. BUILDING ENVELOPE TO REMAIN. INTERIOR MODIFICATIONS TO CELLAR, FIRST FLOOR, AND THIRD FLOOR. NEW REAR DECKS AND ROOFTOP ACCESS. MECHANICAL, ELECTRICAL, AND PLUMBING ENGINEERING TO BE CONSISTENT WITH APPROVED ENGINEERING. NO NEW PLUMBING FIXTURES AND MECHANICAL AND ELECTRICAL LOADS ARE UNCHANGED. REVISED LIGHTING AND POWER PLANS SHOW RELOCATION OF DEVICES.

The changes to the drawings from the BZA approved plans are as follows.

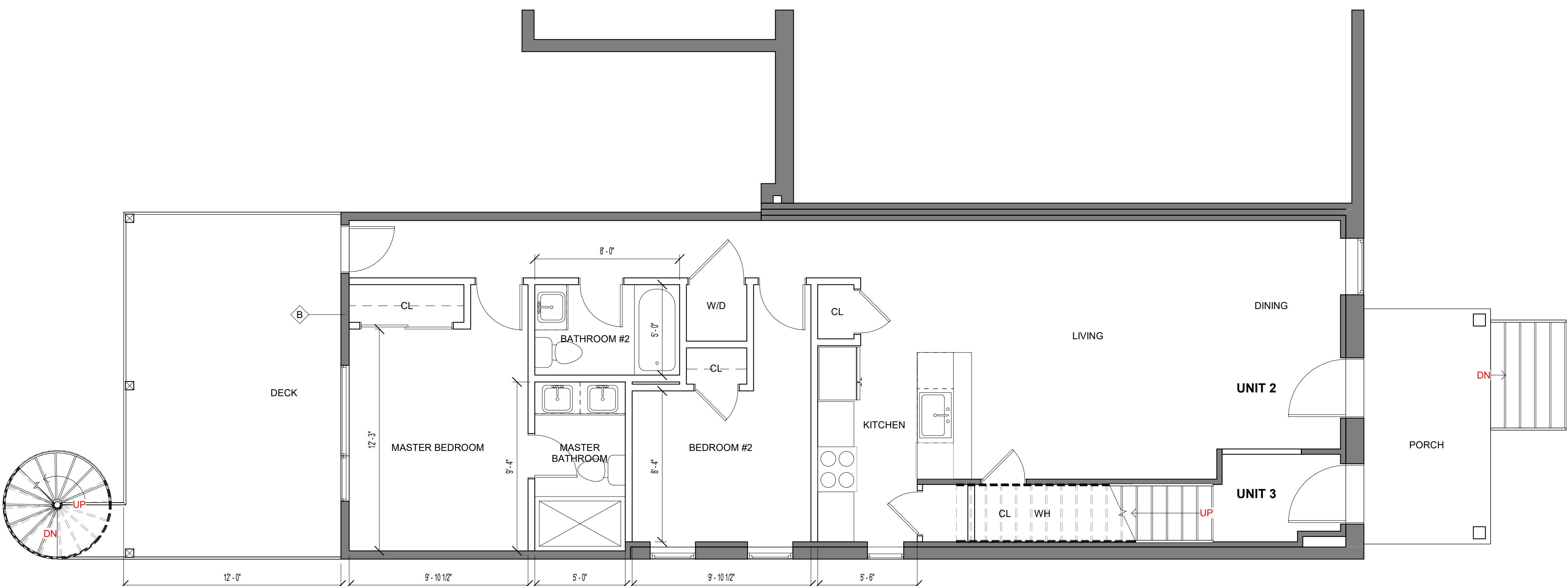
- Note: The building envelop remains per BZA approved plans
- Rear decks extended, still within maximum lot occupancy (See sheets A0101, A0102, A0201, A0301. Compare with BZA approved plans A1.1, A2.1, A4.1, A5.1 respectively)
- Rear stairs accessing rear decks are modified, still within maximum lot occupancy (See sheets A0101, A0102, A0301. Compare with BZA approved plans A1.1, A2.1, A5.1 respectively)
- Space under front porch enclosed (See sheet A0101. Compare with BZA approved plan A1.1)
- Interior layout of cellar modified (See sheet A0101. Compare with BZA approved plan A1.1)
- Interior layout of first floor modified (See sheet A0101. Compare with BZA approved plan A1.1)
- Interior layout of second floor to remain per BZA approved plans (See sheet A0102. Compare with BZA approved plan A2.1)
- Interior layout of third floor modified (See sheet A0102. Compare with BZA approved plan A2.1)
- Roof access relocated from front to rear of structure (See sheet A0102, A0103. Compare with BZA approved plans A2.1, A3.1 respectively)
- Rear facade elevations changes (See Sheet A0201. Compare with BZA approved plan A1.1)
- Windows added to East facade (See Sheet A0101, A0102. Compare with BZA approved plans A1.1, A2.1 respectively)
- Typical exterior wood framed wall type modified per 2017 DC Energy code Section R402.1.2 (See Sheet A0501. Compare with BZA approved plans A5.1, A5.2)
- Typical basement wall type modified per 2017 DC Energy code Section R402.1.2 (See Sheet A501. Compare with BZA approved plan A5.1)

All changes meet current zoning regulations and do not change the BZA order 20302. The BZA relief is for a special exception pursuant to Subtitle U § 320.2, to authorize the conversion of an existing semi-detached principal dwelling unit into a three-unit apartment house at Lot 98 in Square 3231, with an address of 512 Taylor Street NW. No other relief was granted or requested.



1 Proposed Cellar Plan

1/4" = 1'-0"



2 Proposed First Floor Plan

1/4" = 1'-0"

KEY NOTES

inscapestudio

926 N Street, NW Rear
Washington, DC 20001
202.288.4081

Project Architect: Harrison Prisbrey

512 Taylor Street NW
Project Number:
23.023
Project Address:
512 TAYLOR STREET, NW
WASHINGTON, DC 20011
Permit Set

REVISIONS

1	Revision 1	Date 1

1/4" = 1'-0"
SCALE

ISSUE DATE
23 AUG 2024

PROPOSED FLOOR
PLANS

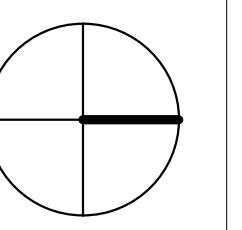
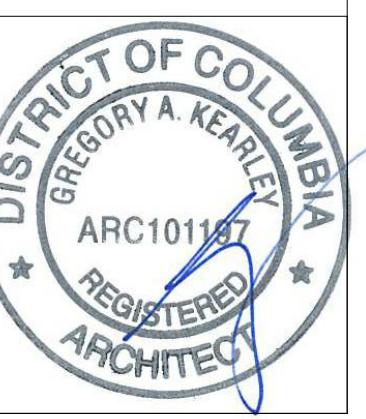
SHEET NAME
SHEET NUMBER

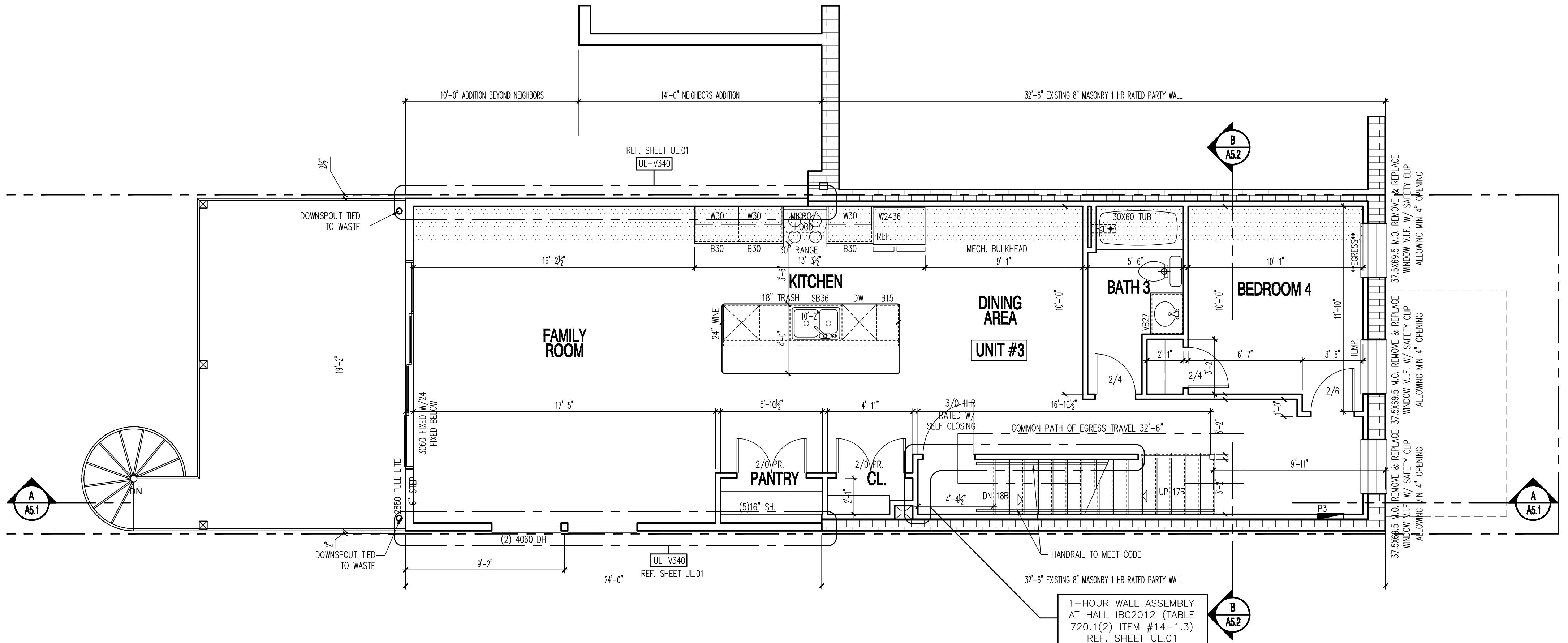
A0101

The changes to the drawings from the BZA approved plans are as follows.

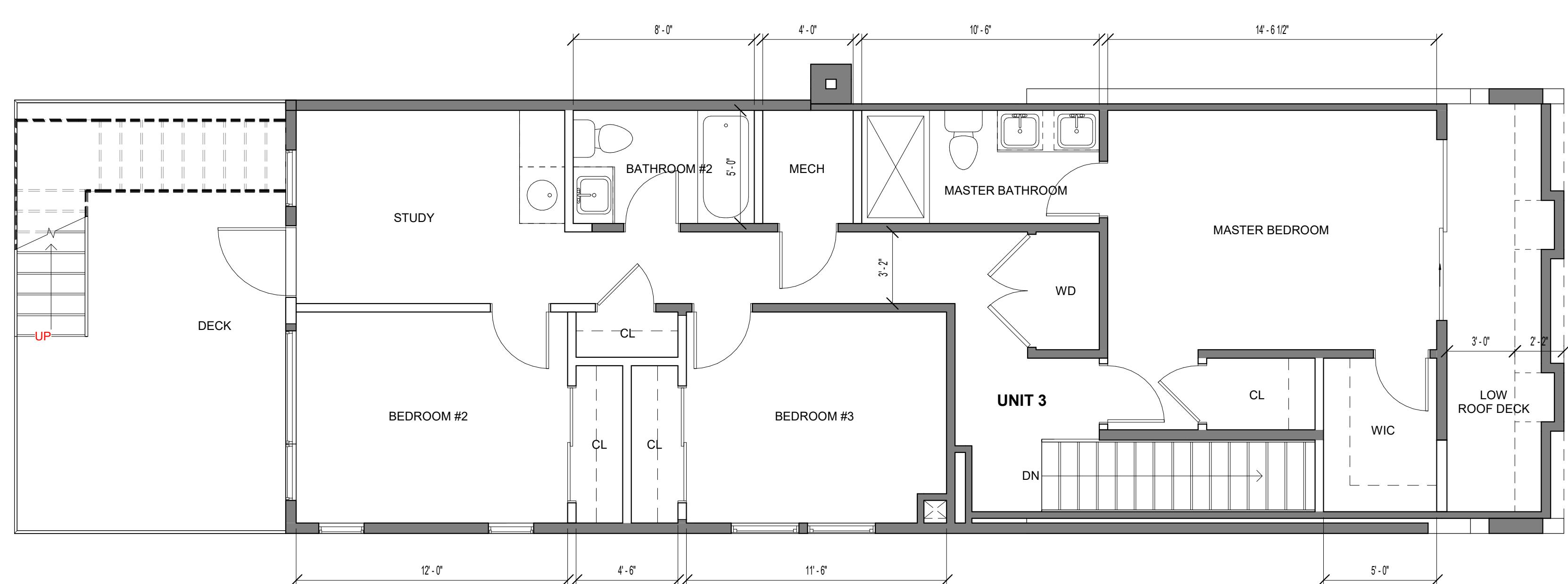
- Note: The building envelop remains per BZA approved plans
- Rear decks extended, still within maximum lot occupancy (See sheets A0101, A0102, A0201, A0301. Compare with BZA approved plans A1.1, A2.1, A4.1, A5.1 respectively)
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- Space under front porch enclosed (See sheet A0101. Compare with BZA approved plan A1.1)
- Interior layout of cellar modified (See sheet A0101. Compare with BZA approved plan A1.1)
- Interior layout of first floor modified (See sheet A0101. Compare with BZA approved plan A1.1)
- Interior layout of second floor to remain per BZA approved plans (See sheet A0102. Compare with BZA approved plan A2.1)
- Interior layout of third floor modified (See sheet A0102. Compare with BZA approved plan A2.1)
- Roof access relocated from front to rear of structure (See sheet A0102, A0103. Compare with BZA approved plans A2.1, A3.1 respectively)
- Rear facade elevations changes (See Sheet A0201. Compare with BZA approved plan A1.1)
- Windows added to East facade (See Sheet A0101, A0102. Compare with BZA approved plans A1.1, A2.1 respectively)
- Typical exterior wood framed wall type modified per 2017 DC Energy code Section R402.1.2 (See Sheet A0501. Compare with BZA approved plans A5.1, A5.2)
- Typical basement wall type modified per 2017 DC Energy code Section R402.1.2 (See Sheet A501. Compare with BZA approved plan A5.1)

All changes meet current zoning regulations and do not change the BZA order 20302. The BZA relief is for a special exception pursuant to Subtitle U § 320.2. to authorize the conversion of an existing semi-detached principal dwelling unit into a three-unit apartment house at Lot 98 in Square 3231, with an address of 512 Taylor Street NW. No other relief was granted or requested.





1 Existing/Approved Second Floor Plan - No Interior Modification



2 Proposed Third Floor Plan

KEY NOTES

GENERAL NOTES

Note: The building envelop remains per BZA approved plans

Rear decks extended, still within maximum lot occupancy (See sheets A0101, A0102, A0201, A0301. Compare with BZA approved plans A1.1, A2.1, A4.1, A5.1 respectively)

Rear stairs accessing rear decks are modified, still within maximum lot occupancy (See sheets A0101, A0102, A0301. Compare with BZA approved plans A1.1, A2.1, A5.1 respectively)

Space under front porch enclosed (See sheet A0101. Compare with BZA approved plan A1.1)

Interior layout of cellar modified (See sheet A0101. Compare with BZA approved plan A1.1)

Interior layout of first floor modified (See sheet A0101. Compare with BZA approved plan A1.1)

Interior layout of second floor to remain per BZA approved plans (See sheet A0102. Compare with BZA approved plan A2.1)

Interior layout of third floor modified (See sheet A0102. Compare with BZA approved plan A2.1)

Roof access relocated from front to rear of structure (See sheet A0102, A0103. Compare with BZA approved plans A2.1, A3.1 respectively)

Rear façade elevations changes (See Sheet A0201. Compare with BZA approved plan A1.1)

Windows added to East façade (See Sheet A0101, A0102. Compare with BZA approved plans A1.1, A2.1 respectively)

Typical exterior wood framed wall type modified per 2017 DC Energy code Section R402.1.2 (See Sheet A0501. Compare with BZA approved plans A5.1, A5.2)

Typical basement wall type modified per 2017 DC Energy code Section R402.1.2 (See Sheet A501. Compare with BZA approved plan A5.1)

changes meet current zoning regulations and do not change BZA order 20302. The BZA relief is for a special exception pursuant to Subtitle U § 320.2. to authorize the conversion of an existing semi-detached principal dwelling unit into a three-unit apartment house at Lot 98 in Square 3231, with an address of 512 1/2 13th Street NW. No other relief was requested or requested.

InScapeStudio
926 N Street, NW Rear

Project Architect: Harris
Washington, DC 20001
202.288.4081

Project Architect: Harrison Prisbrey

Project Number:
23.023

Project Address:
5112 TAYLOR STREET, NW
WASHINGTON, DC 20011

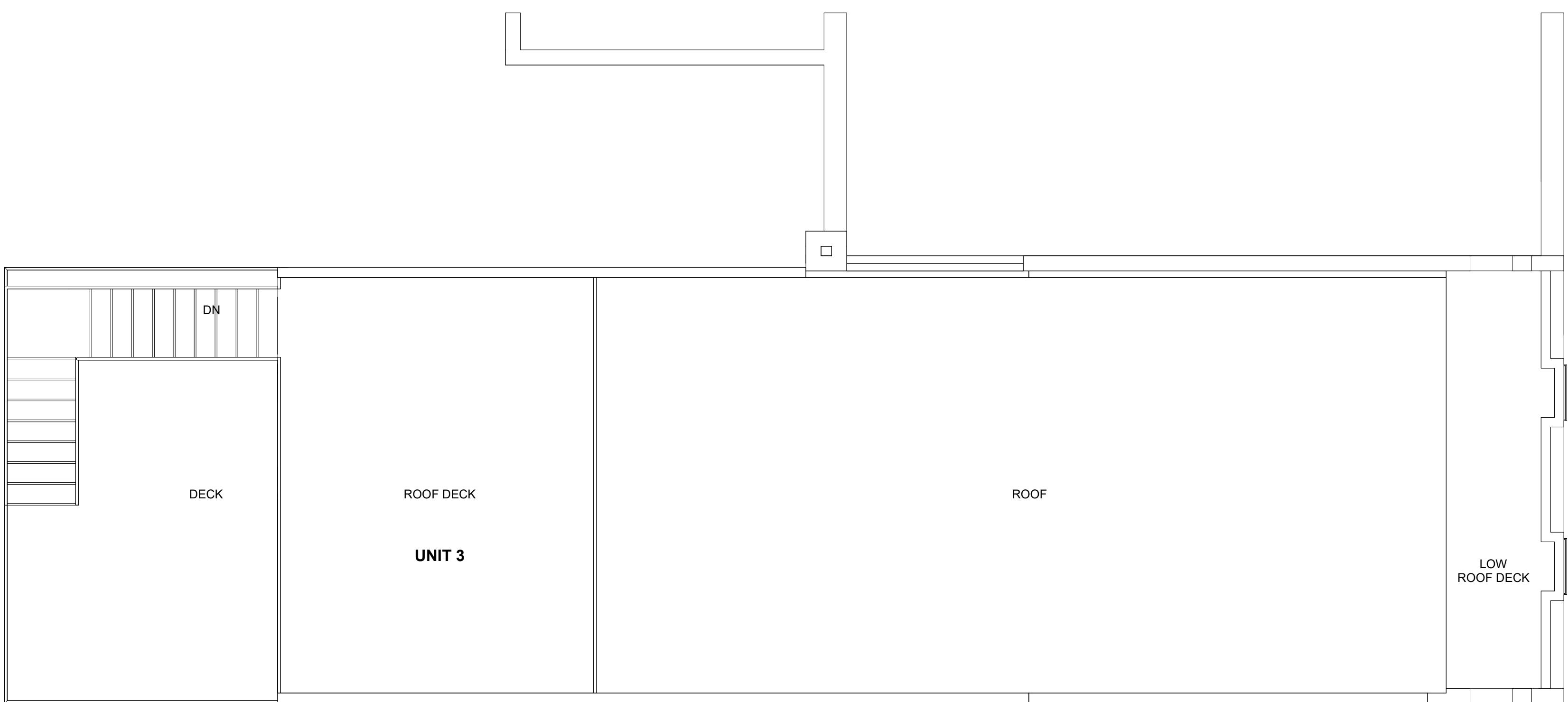
Permit Set

REVISIONS

1/4" = 1'-0"
SCALE
ISSUE DATE
3 AUG 2024

PROPOSED FLOOR PLANS

0102



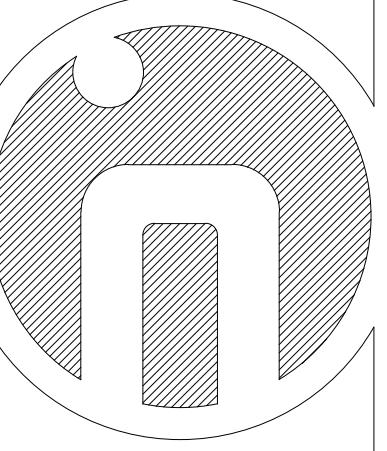
1 Proposed Roof Plan
1/4" = 1'-0"

KEY NOTES

inscapestudio

926 N Street, NW Rear
Washington, DC 20001
202.288.4081

Project Architect: Harrison Prisbrey



512 Taylor Street NW
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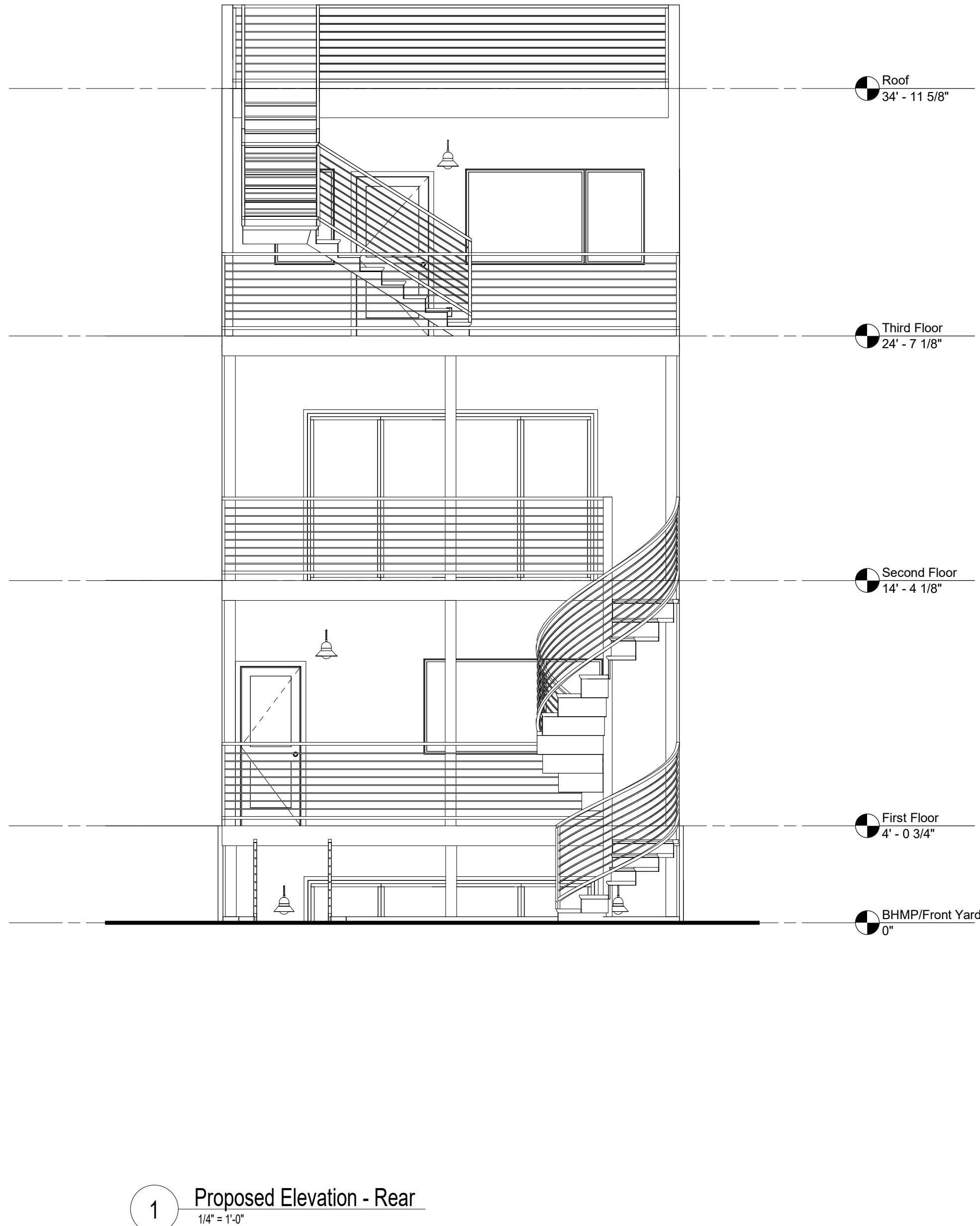
REVISIONS	
1	Revision 1
	Date 1

1/4" = 1'-0"
SCALE
23 AUG 2024

PROPOSED ROOF
PLAN
SHEET NAME
SHEET NUMBER

A0103

GENERAL NOTES	
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1/4" = 1'-0"	SCALE
ISSUE DATE	23 AUG 2024



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inscapestudio

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Permit Set

REVISIONS	

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REAR ELEVATION
SHEET NAME
SHEET NUMBER

A0201

