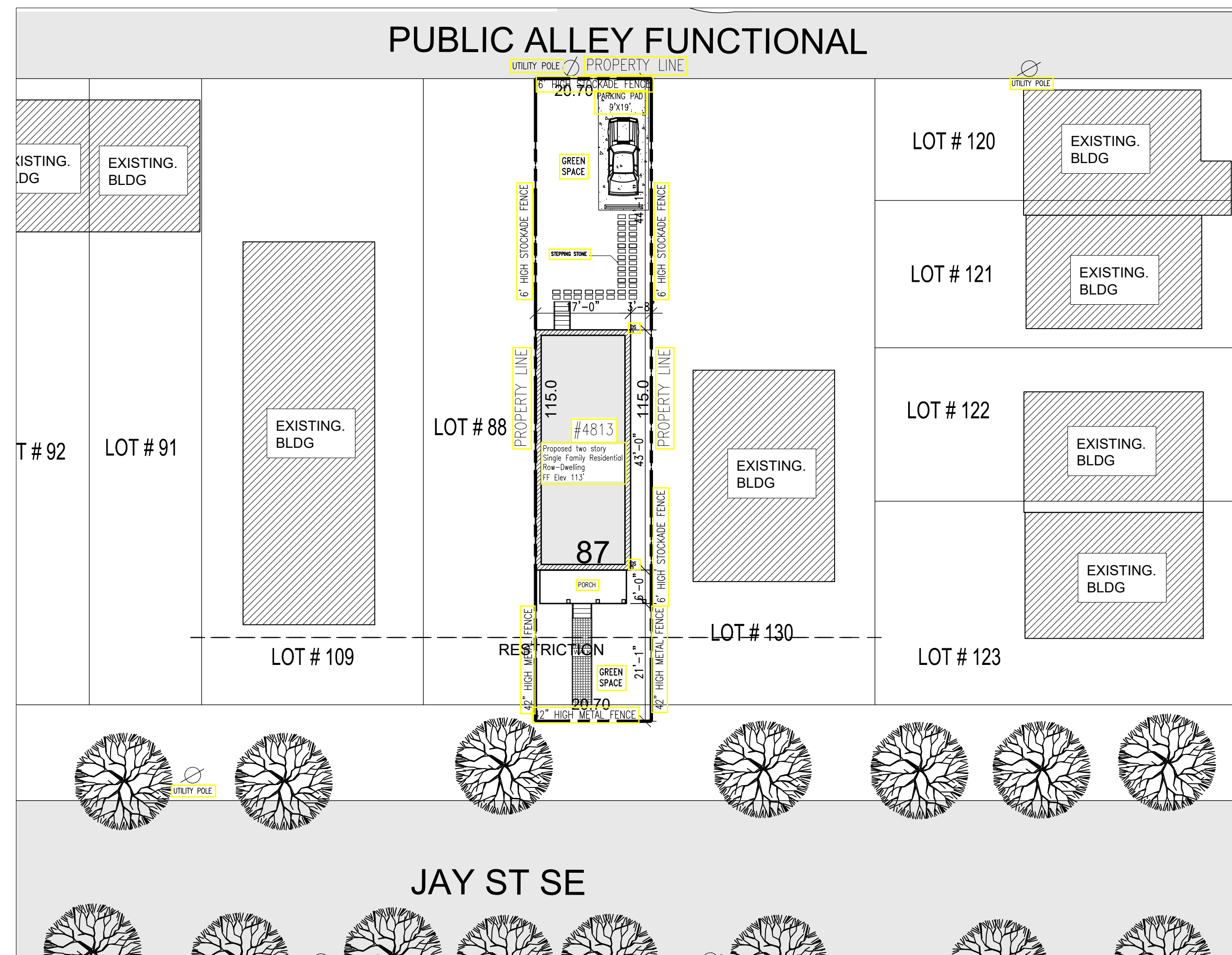
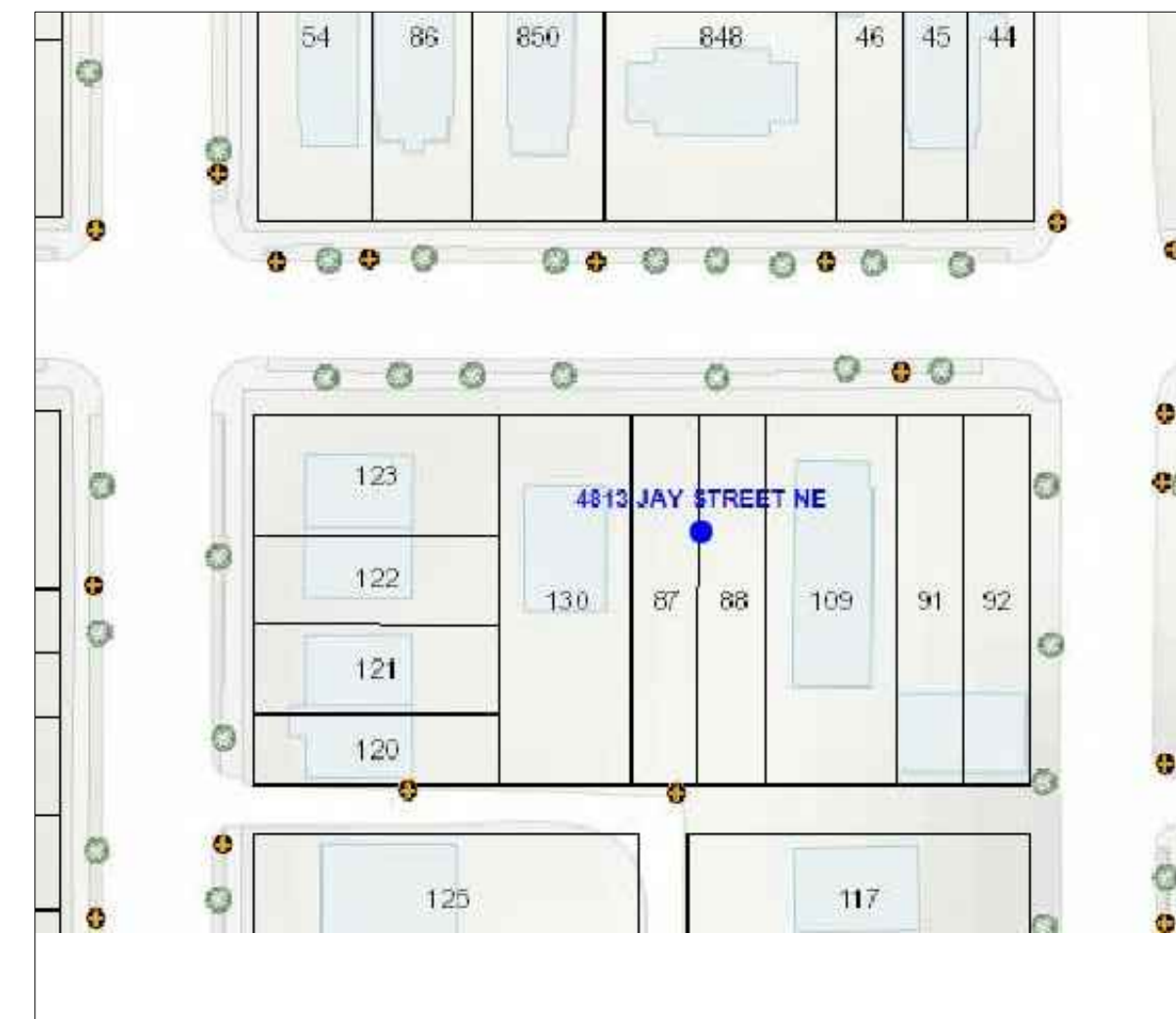


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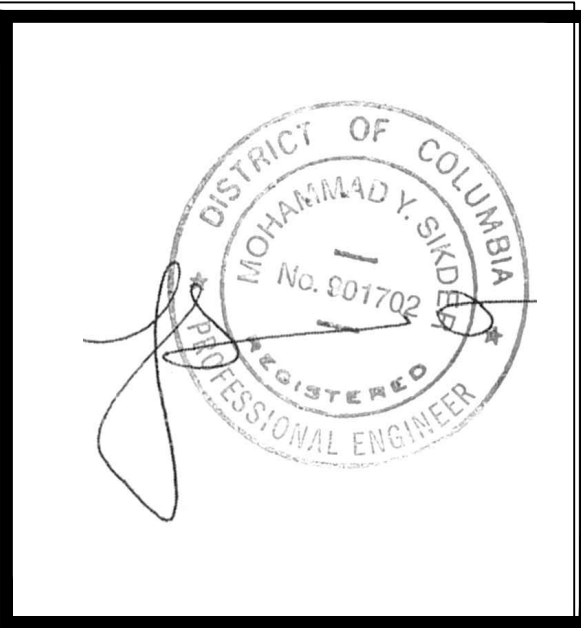
4813 JAY ST NE
WASHINGTON DC , 20019

BZA SUBMISSION



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2. LANDSCAPE PLAN Page 3
3. FIRST FLOOR PLAN Page 4
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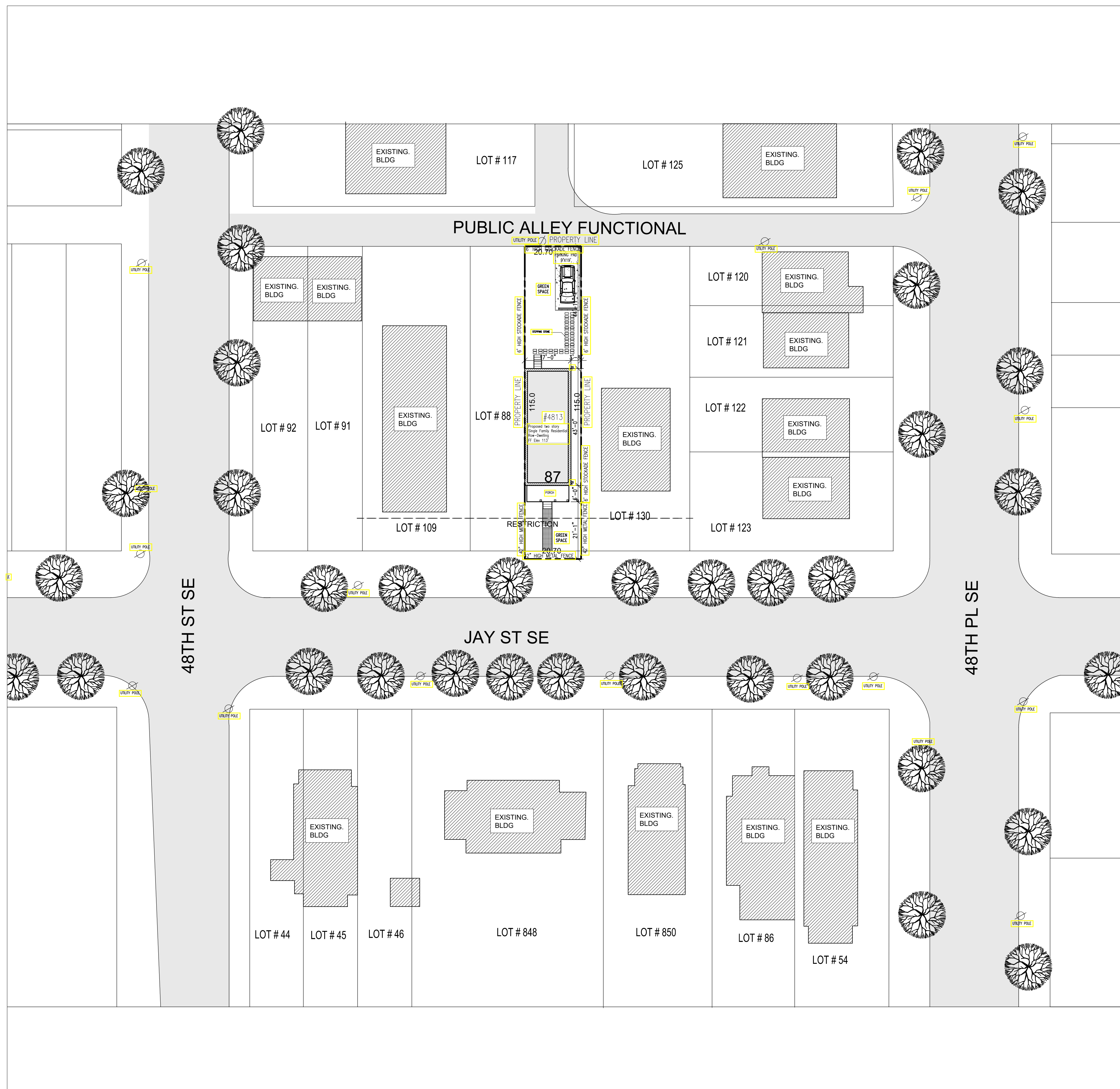


DATE	REV	DESCRIPTION	BY

District-Properties.Com Inc.
Residential Development Company
6500 CHILLUM PL, NW
WASHINGTON, DC 20012
TEL: 202 526 8664
FAX: 202 526 6217

BZA SUBMISSION
ADDRESS:
4813 JAY ST, NE
WASHINGTON DC , 20019

DATE:	05/31/2018
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DRAWN BY:	SL
CHECKED BY:	APPROVED BY:
SCALE: 1"=30'0"	DWG NO.:
AS SHOWN	Page 1

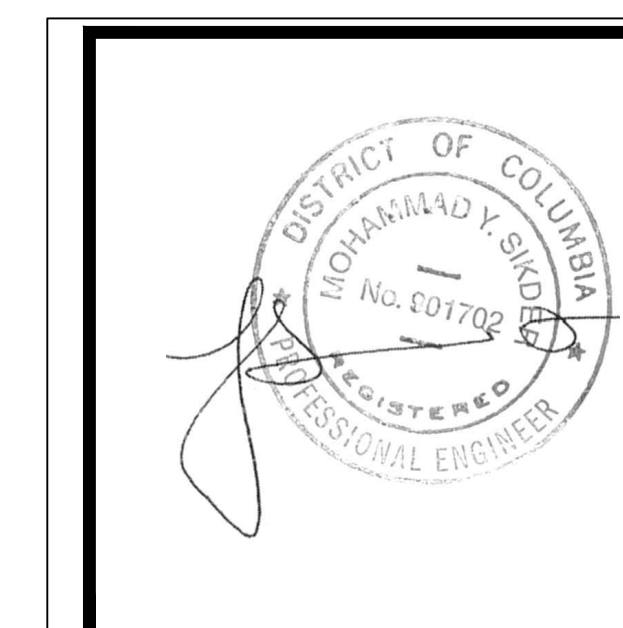


SITE PLAN WITH CONTEXT

Zoning Data Summary

Zoning District	R-2	
Proposed Use		
SINGLE FAMILY RESIDENTIAL SEMI-DETACHED DWELLING		
Zoning Data		
	Min. Rqd.	Proposed
Number of Dwelling Units	1	1
Number of Parking Spaces	1	1
Side Yard (left)	8'-0"	3'-8"
Side Yard (Right)	8'-0"	3'-8"
Rear Yard	20'	44'-11"
Building Height	40'	33'-6"
Lot Area	3,000 SF	2380 SF
Pervious Area	30%	53.65
Floor Area Ratio		n/a
Building Area		731 SF
Lot Occupancy %	40	34.62
Number of Stories	3	3
Lot Width	30'	20.70'

LOCATION MAP



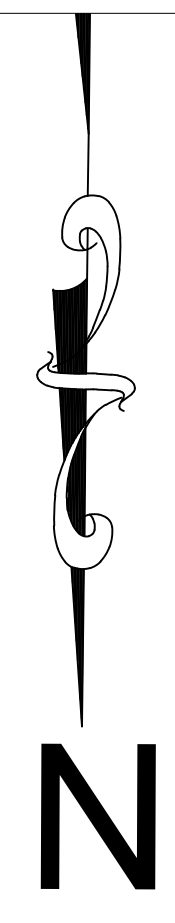
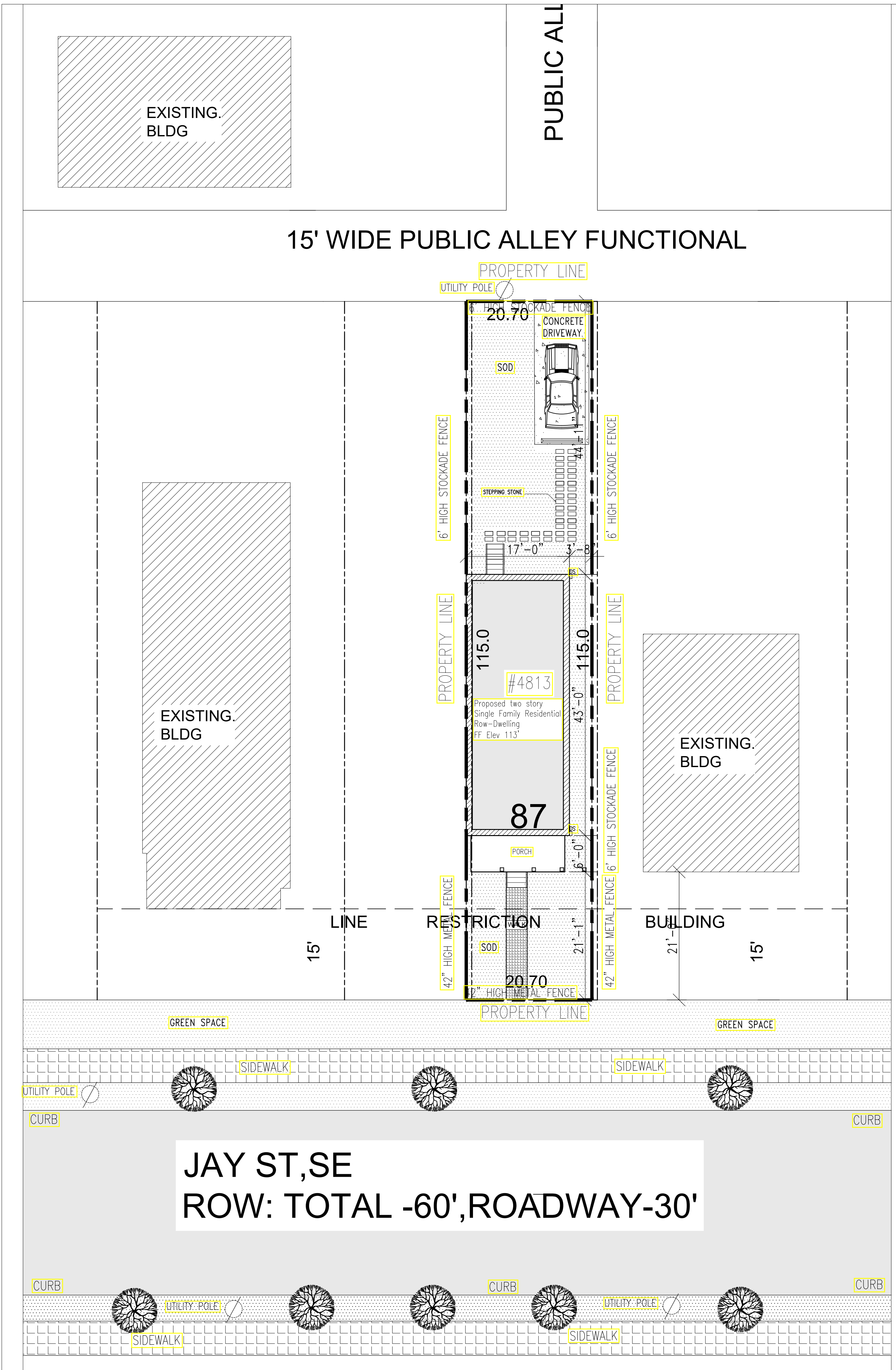
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SITE PLAN

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AS SHOWN:	Page 2:



LEGENDS

42" HIGH METAL FENCE

42" HIGH METAL FENCE

STOCKADE FENCE

EXISTING BUILDING

SOD

SIDE WALK

WALKWAY

CONCRETE DRIVEWAY



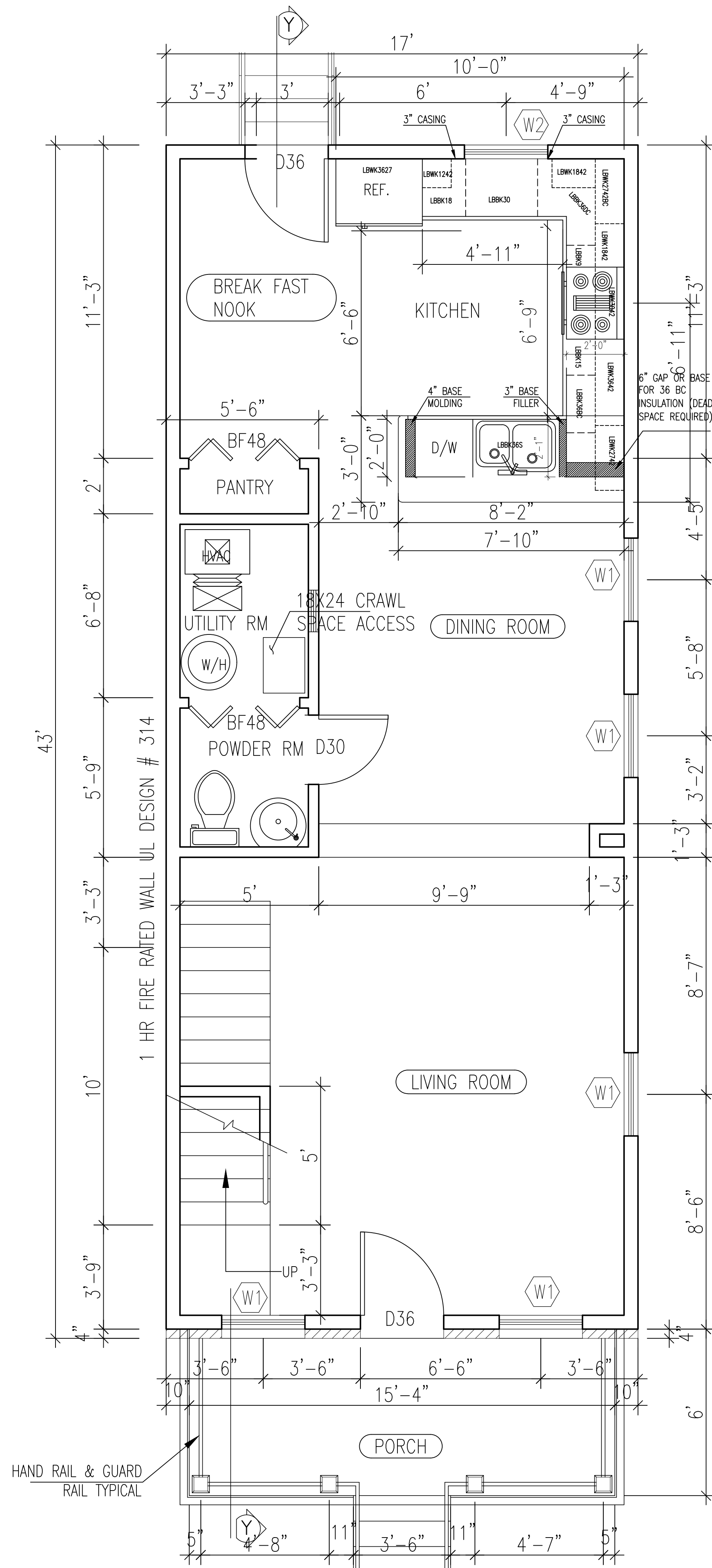
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LANDSCAPE PALN

ADDRESS:
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WASHINGTON DC, 20019

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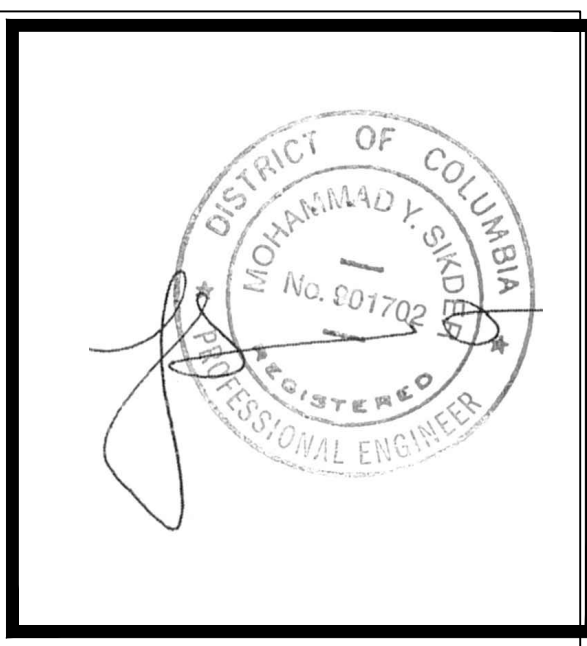
FIRST FLOOR PLAN

NOTE:
 DIMENSION ARE GIVEN FROM FACE TO FACE OF THE STUD EXCEPT PERIMETER WALL. PERIMETER WALL ARE MEASURED FROM FACE OF SHEATHING.
 ALL THE GLAZED DOOR INCLUDING SHOWER ENCLOSURE SHALL HAVE TEMPERED GLASS.
 ALL THE WINDOWS IN HAZARDOUS LOCATION ARE MARKED AS "TMPR" INDICATING TEMPERED GLASS. THE HAZARDOUS LOCATIONS SHALL BE AS DEFINED BY IRC 2006 R308.

DOOR AND WINDOW SCHEDULE											
DESCRIPTION	SYMBOL	ACTUAL SIZE		ROUGH OPENING		CLEAR OPENING		SILL HT.	U-FACTOR	SHGC	REMARKS
		W	H	W	H	W	H				
DOORS	D36	36"	80"			-	-	0	0.4	-	4 PNL. WOODEN
	D30	30"	80"			-	-	0	-	-	-
	D28	28"	80"			-	-	0	-	-	-
BIFOLD DOORS	BF24	24"	80"			-	-	0	-	-	-
	BF48	48"	80"			-	-	0	-	-	-
	BF60	60"	80"			-	-	0	-	-	-
WINDOWS	W1	35- ³ / ₄ "	59- ³ / ₄ "	36- ¹ / ₄ "	60- ¹ / ₄ "			30"	0.3	0.28	DOUBLE-HUNG WOOD
	W2	35- ³ / ₄ "	37- ¹ / ₂ "	36- ¹ / ₄ "	38-0"				0.3	0.28	DOUBLE-HUNG WOOD

INSULATION AND FENESTRATION REQUIREMENT BY COMPONENT

FENESTRATION U - FACTOR = 0.35
 SKYLIGHT U - FACTOR = 0.55
 CEILING R - VALUE = 49
 WOOD FRAME WALL R - VALUE = 20
 WOOD FLOOR R - VALUE = 19
 CRAWL SPACE R - VALUE = 19
 BASEMENT R - VALUE = 13



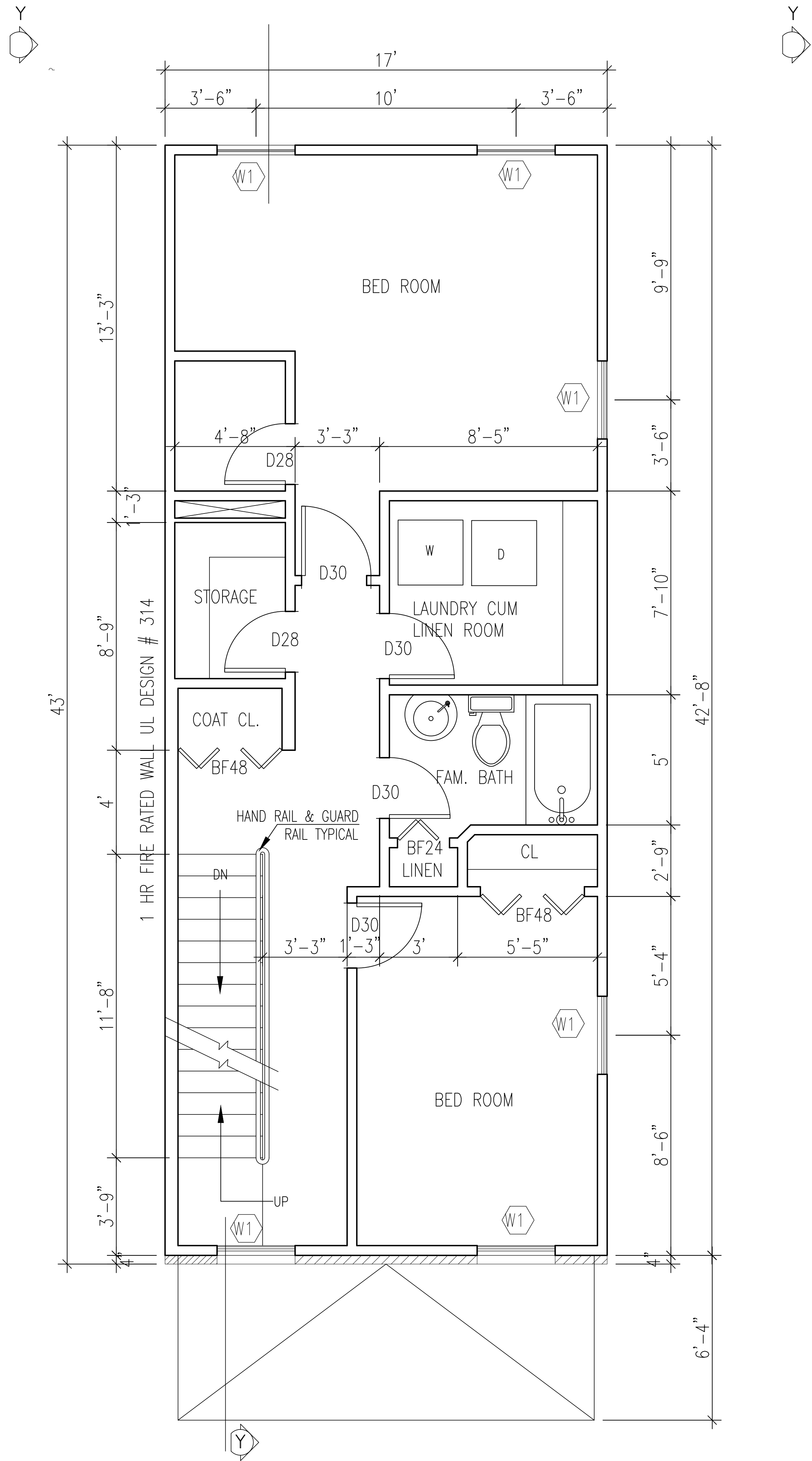
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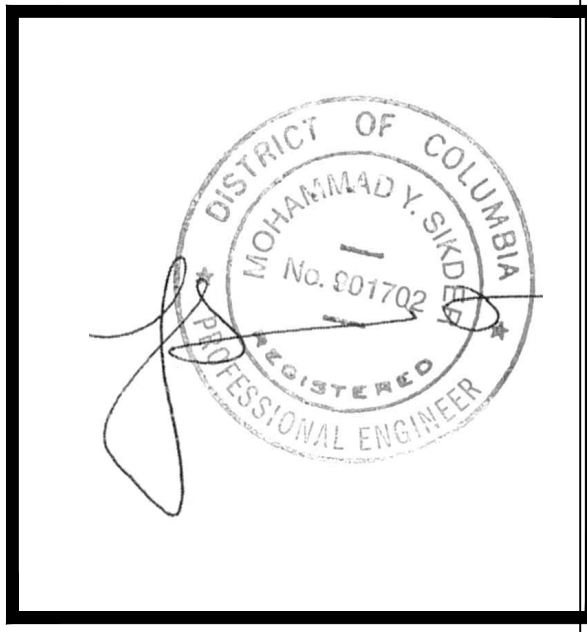
FIRST FLOOR PLAN

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SECOND FLOOR PLAN



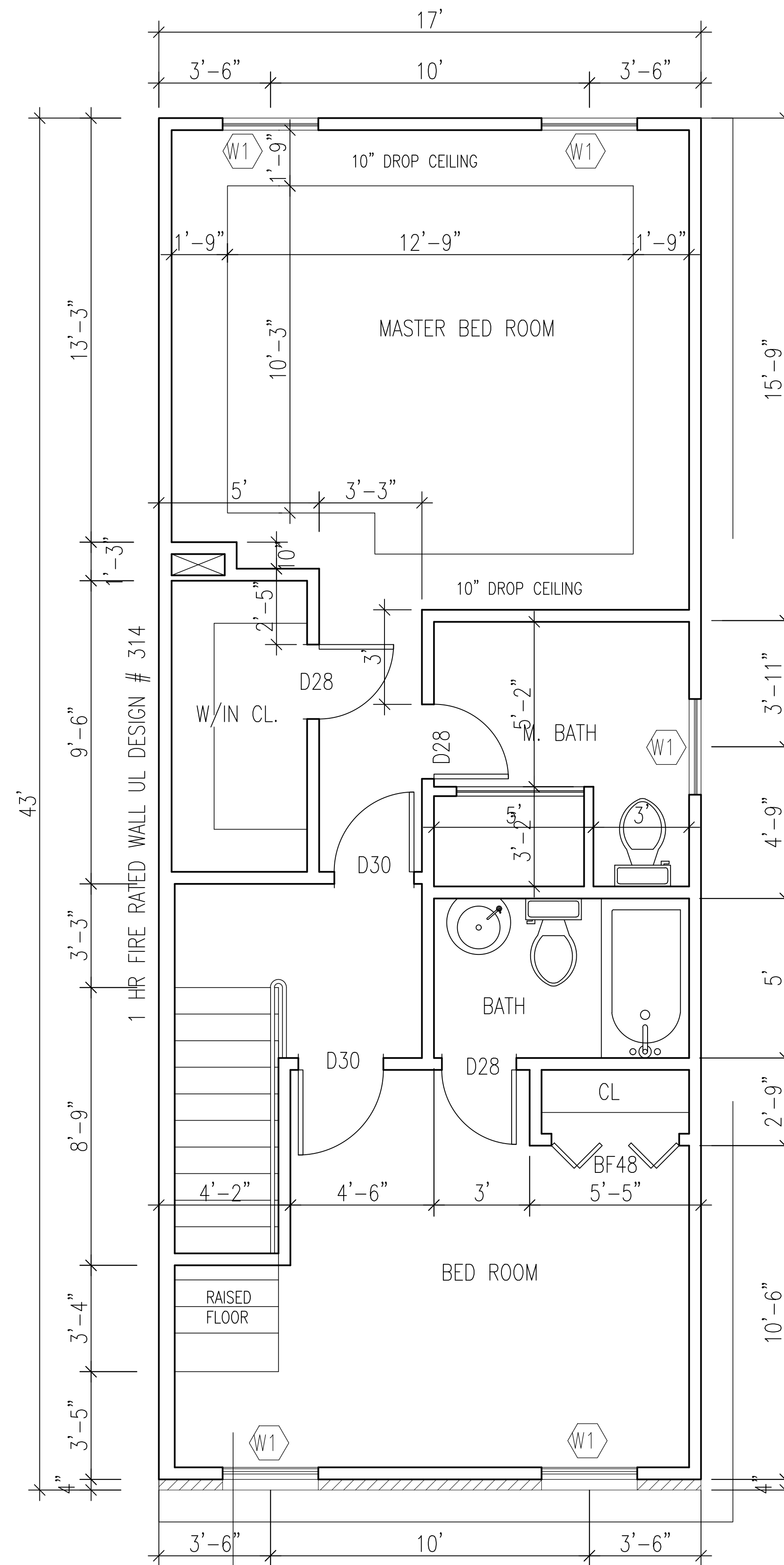
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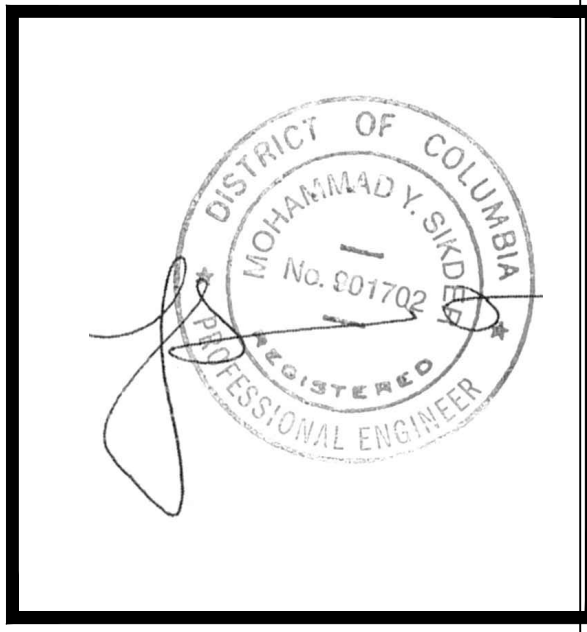
SECOND FLOOR PLAN

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Y THIRD FLOOR PLAN



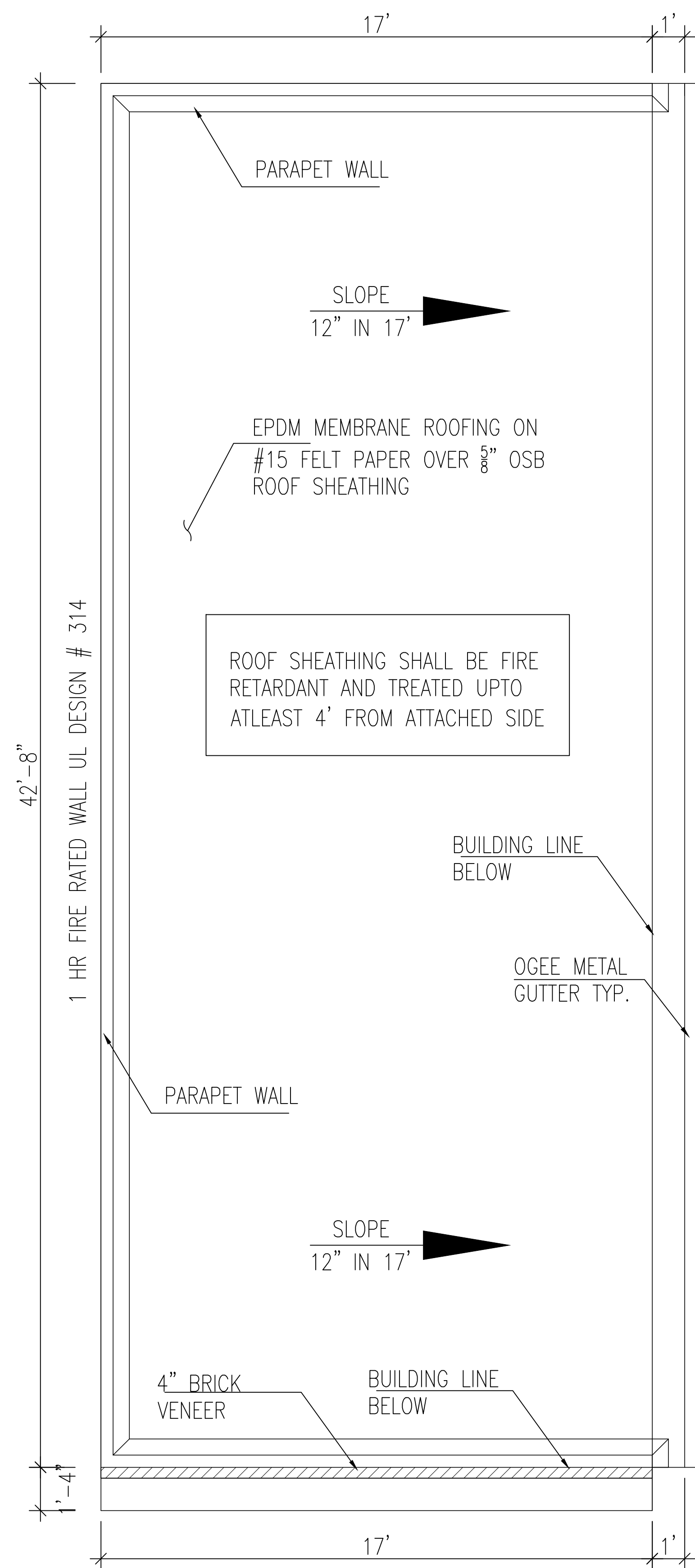
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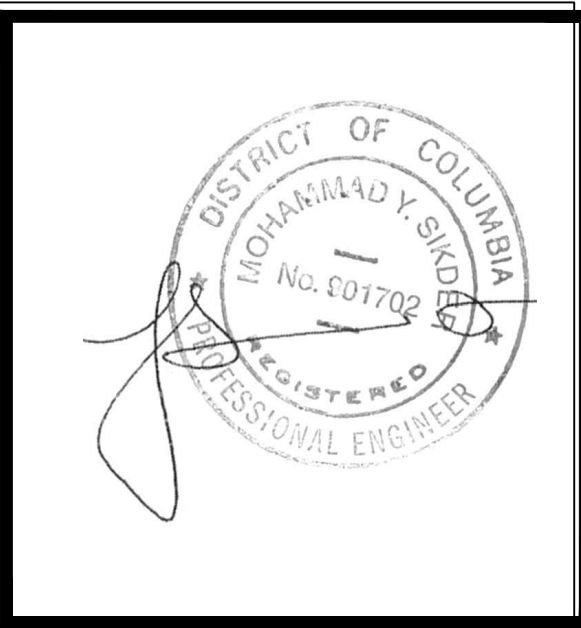
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ROOF PLAN



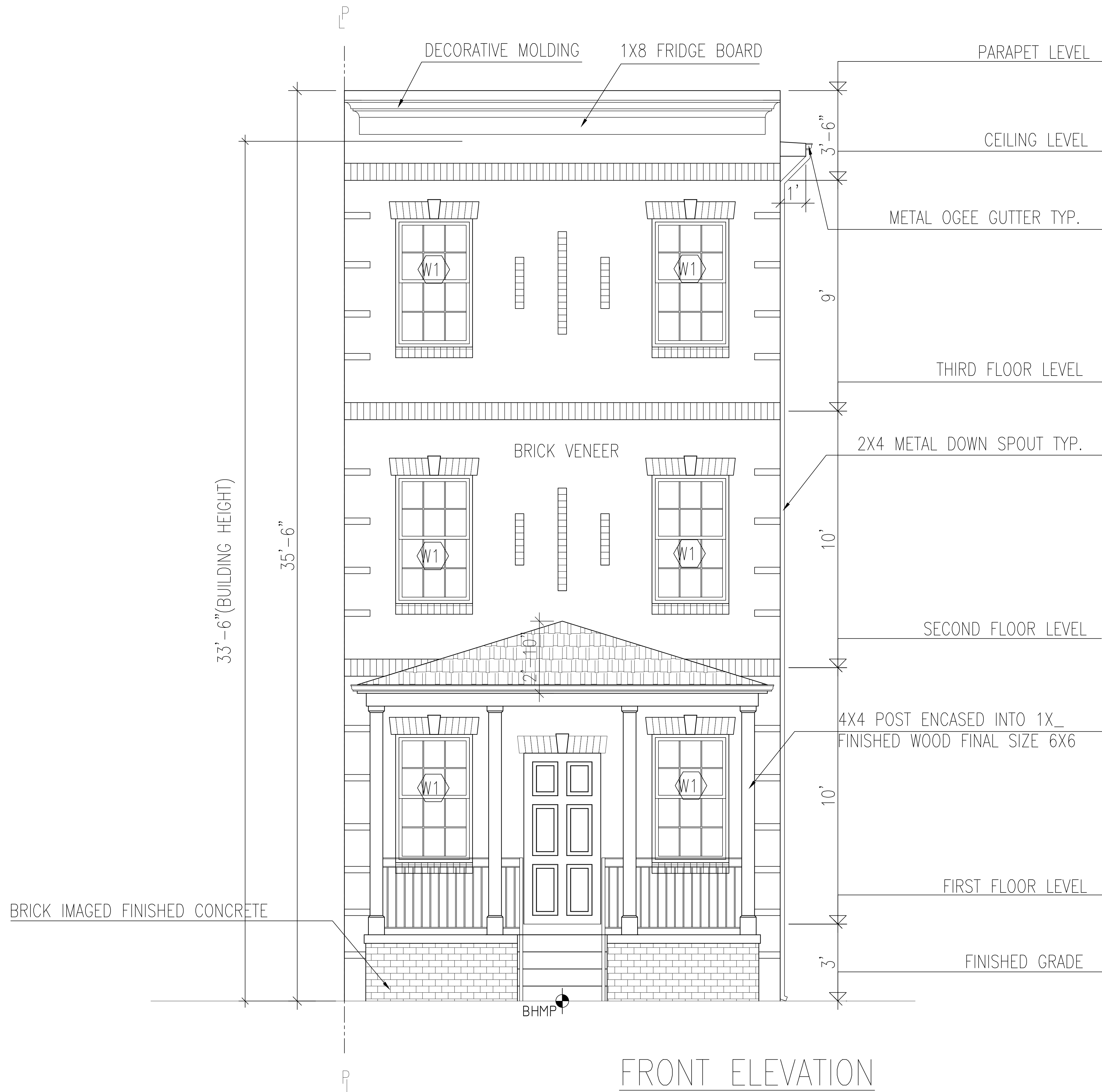
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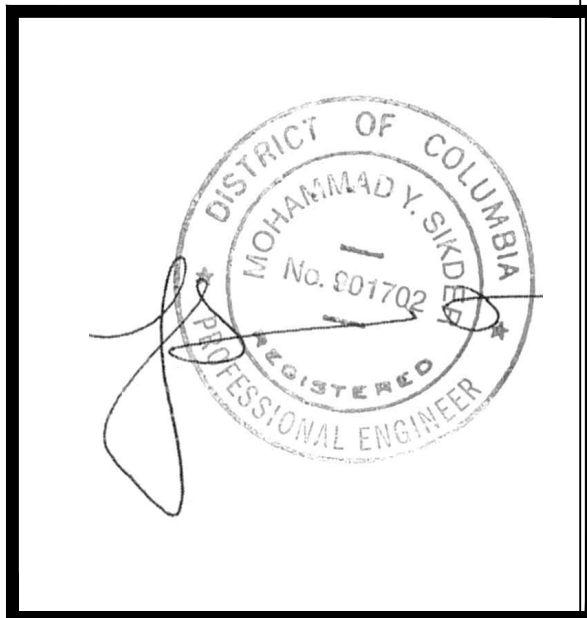
ROOF FLOOR PLAN

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FRONT ELEVATION



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FRONT ELEVATION

ADDRESS:
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1/2"=1' 0"	Page - 8



ONE HOUR FIRE RATED WALL. WALL SHALL BE COVERED WITH VINYL SIDING ON EXPOSED PORTION

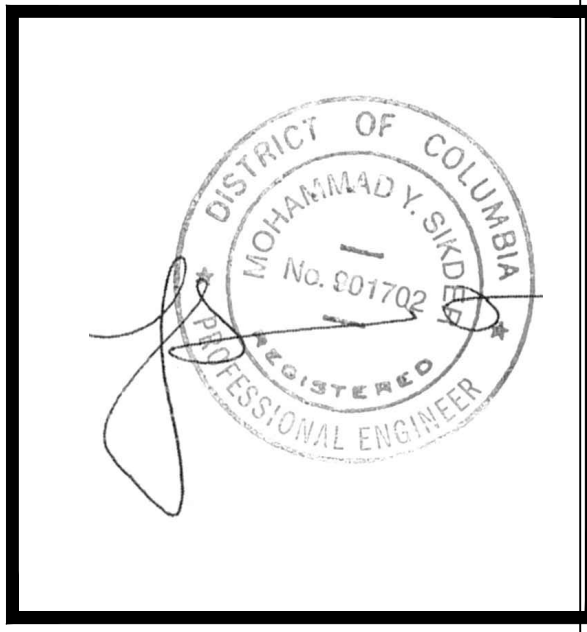
WOOD STAIR

SEE SECTION - 3 AT S-100 FOR DETAIL

LEFT ELEVATION

PARAPET LEVEL
 CEILING LEVEL
 3'-6"
 9'
 THIRD FLOOR LEVEL
 10'
 SECOND FLOOR LEVEL
 10'
 FIRST FLOOR LEVEL
 3'
 FINISHED GRADE

12
 4.81



BY	DESCRIPTION	REV	DATE

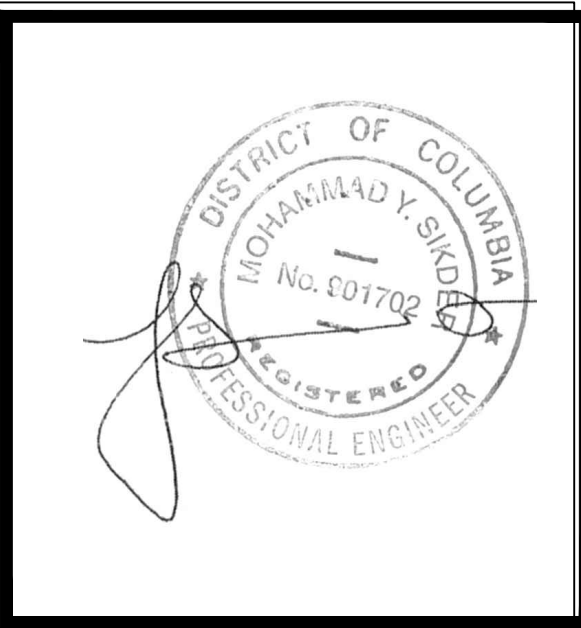
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LEFT ELEVATION
 ADDRESS:
 4813 JAY ST, NE
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RIGHT ELEVATION



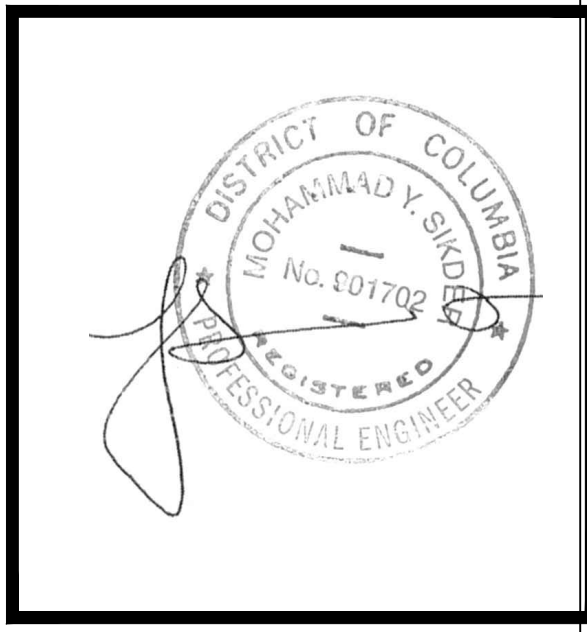
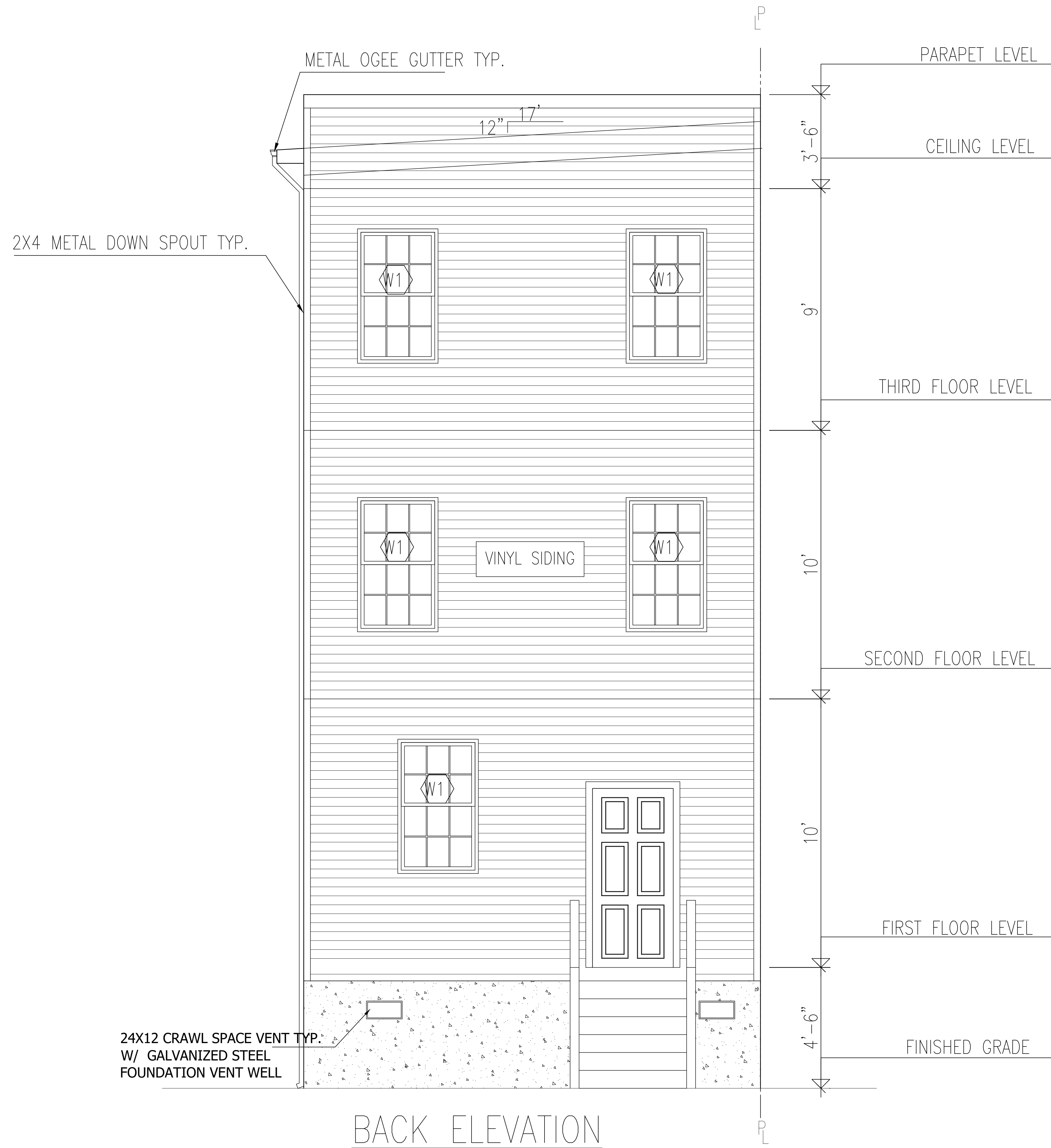
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BACK ELEVATION

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