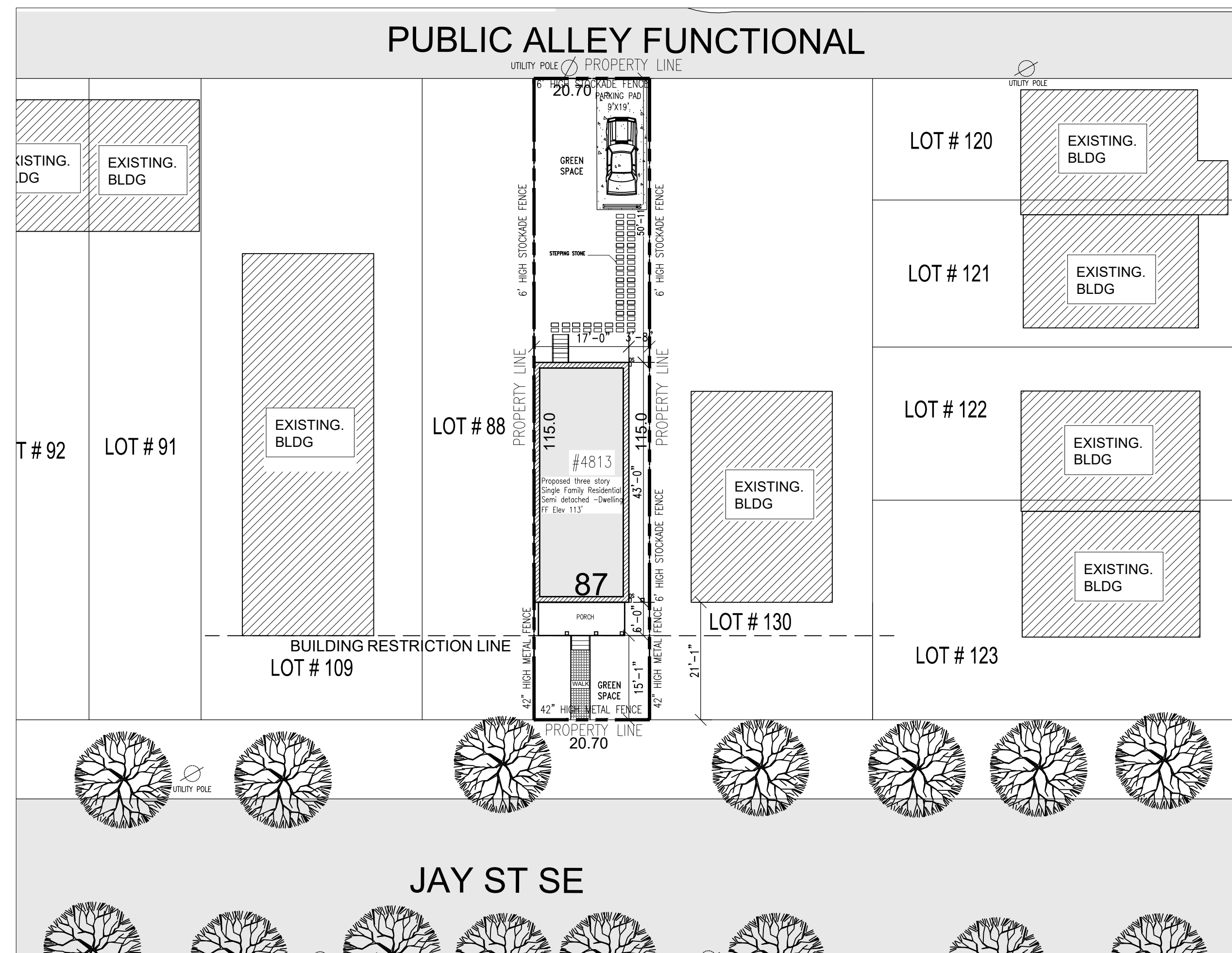
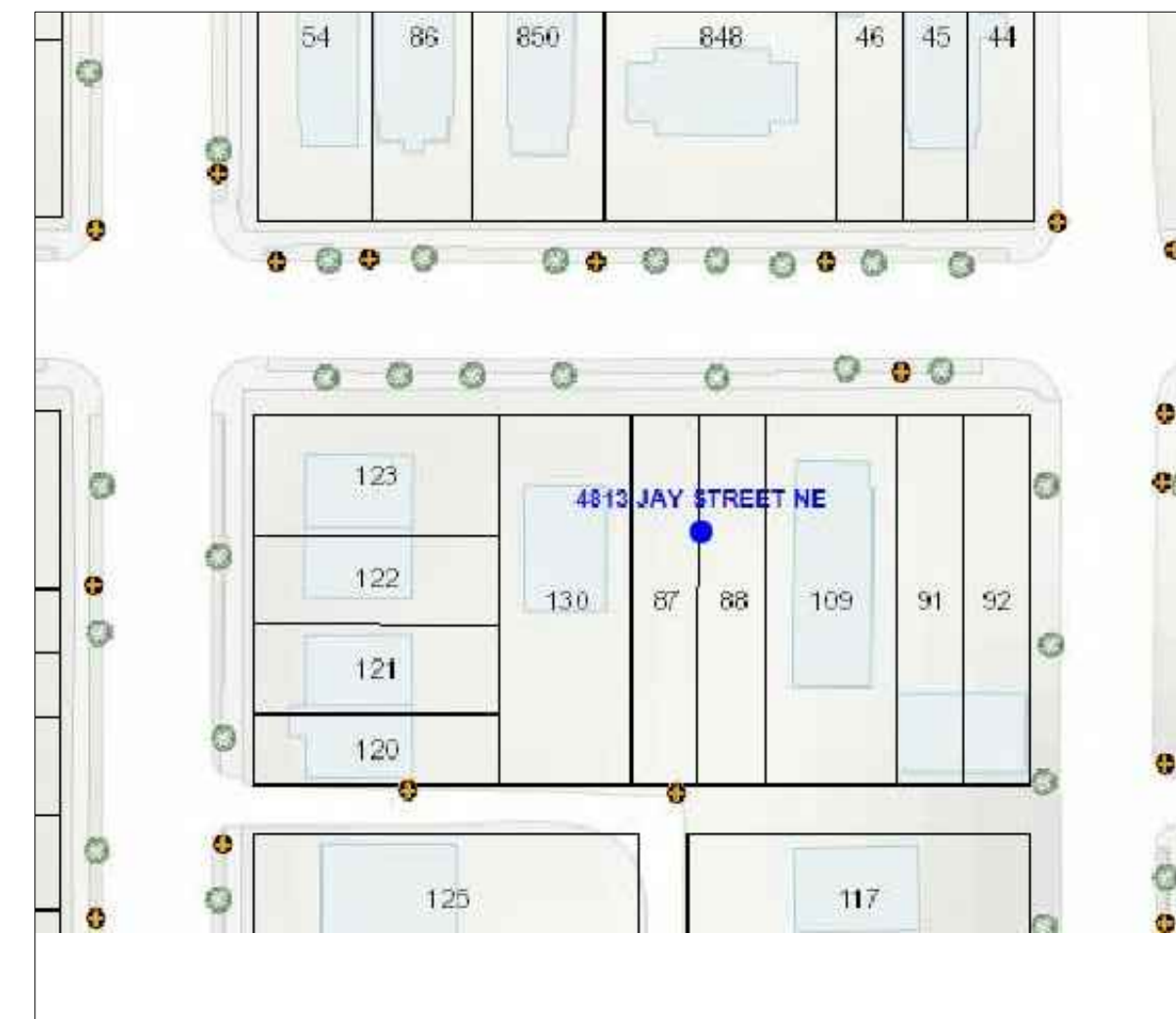


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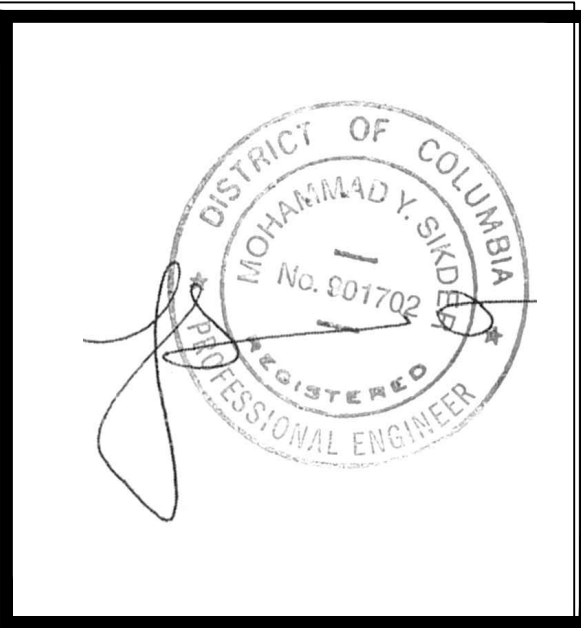
4813 JAY ST NE
WASHINGTON DC , 20019

BZA SUBMISSION



INDEX

1. SITE PLAN Page 2
2. LANDSCAPE PLAN Page 3
3. FIRST FLOOR PLAN Page 4
4. SECOND FLOOR PLAN Page 5
5. THIRD FLOOR PLAN Page 6
6. ROOF PLAN Page 7
7. FRONT ELEVATION Page 8
8. LEFT ELEVATION Page 9
9. RIGHT ELEVATION Page 10
10. BACK ELEVATION Page 11

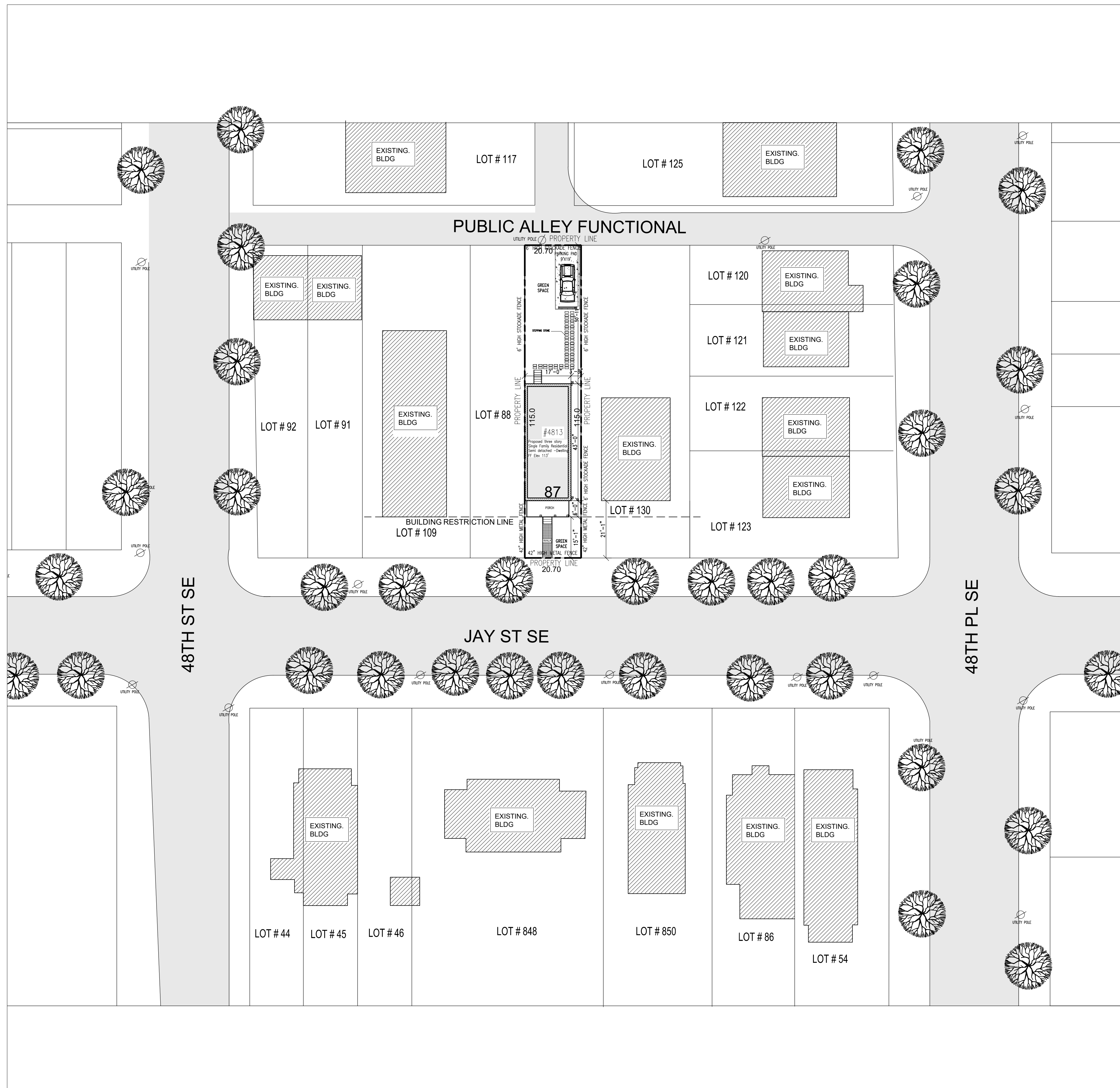


DATE	REV	DESCRIPTION	BY

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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SCALE: 1"=30'0"	DWG NO.:
AS SHOWN	Page 1

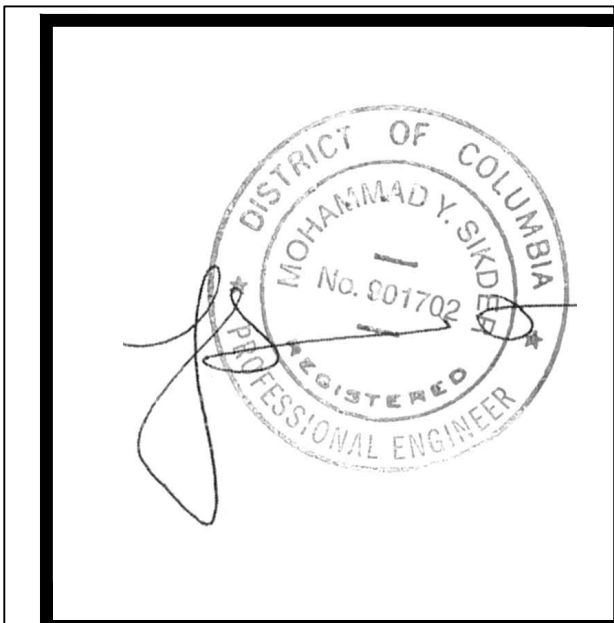
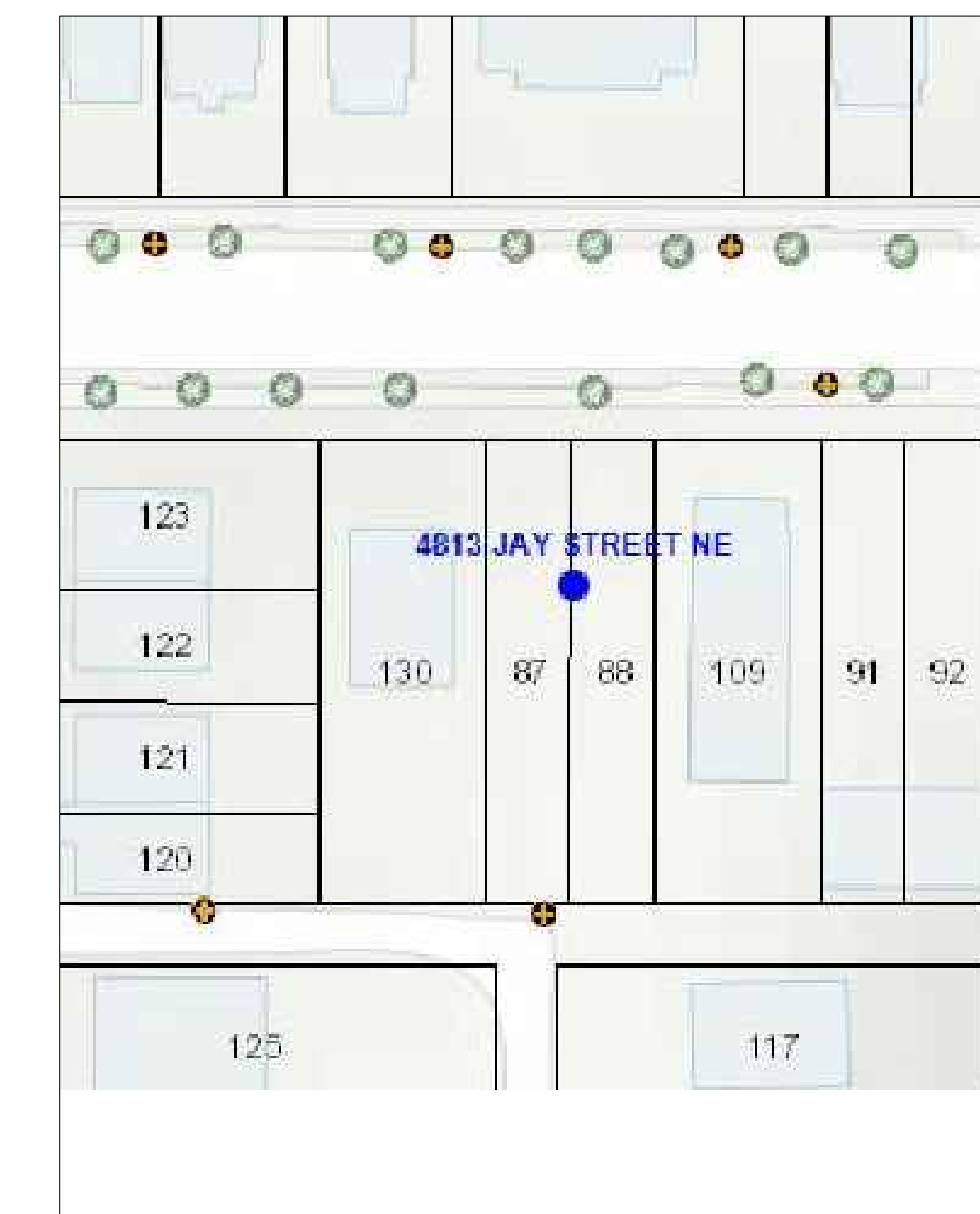


SITE PLAN WITH CONTEXT

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
Number of Parking Spaces	1	1
Side Yard (left)	8'-0"	—
Side Yard (Right)	8'-0"	3'-8"
Rear Yard	20'	50'-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	—	824 SF
Lot Occupancy %	40	34.62
Number of Stories	3	3
Lot Width	30'	20.70'

LOCATION MAP



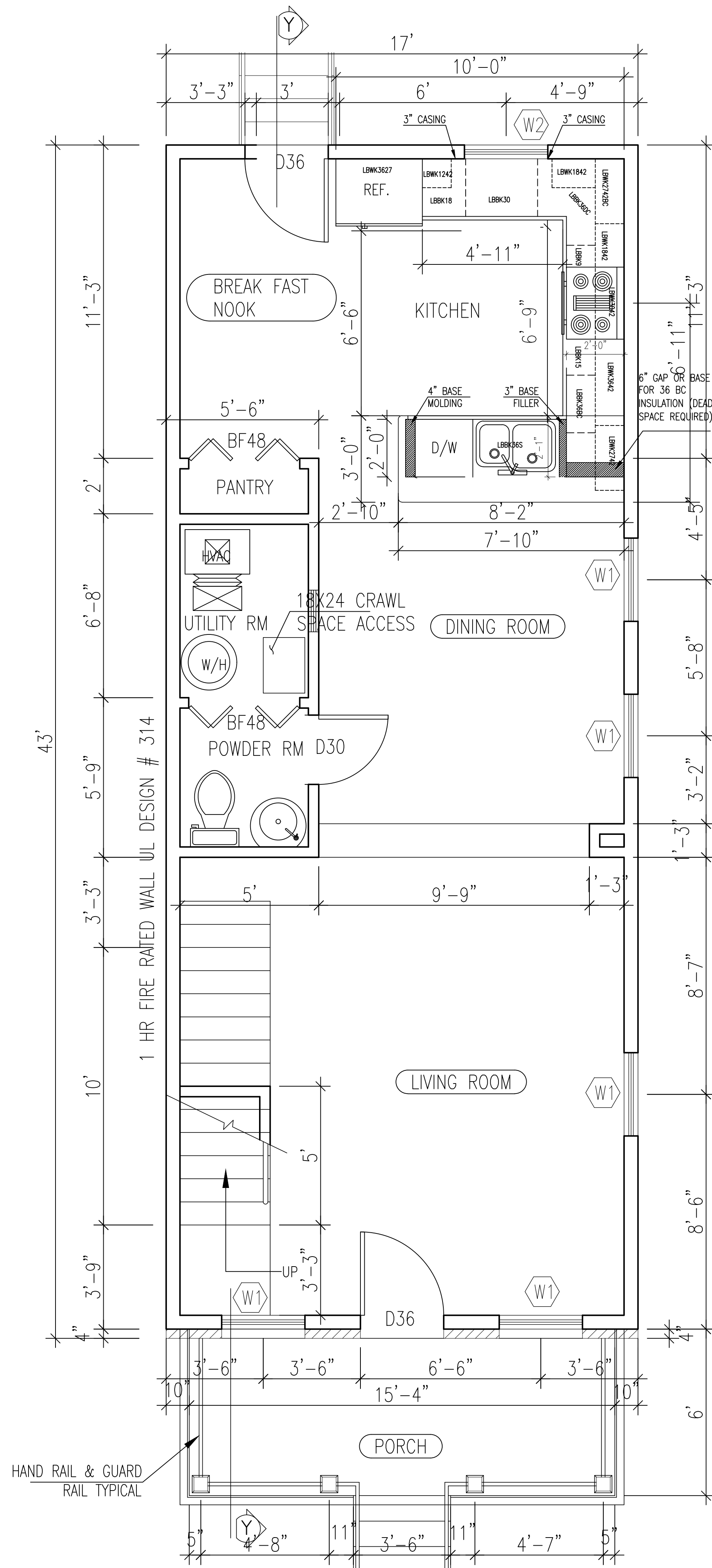
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DESCRIPTION				
REV				
DATE				

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SITE PLAN

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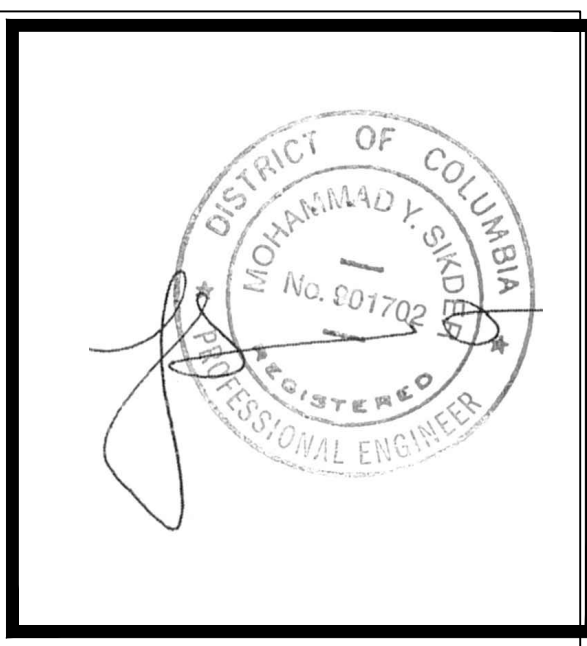
FIRST FLOOR PLAN

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



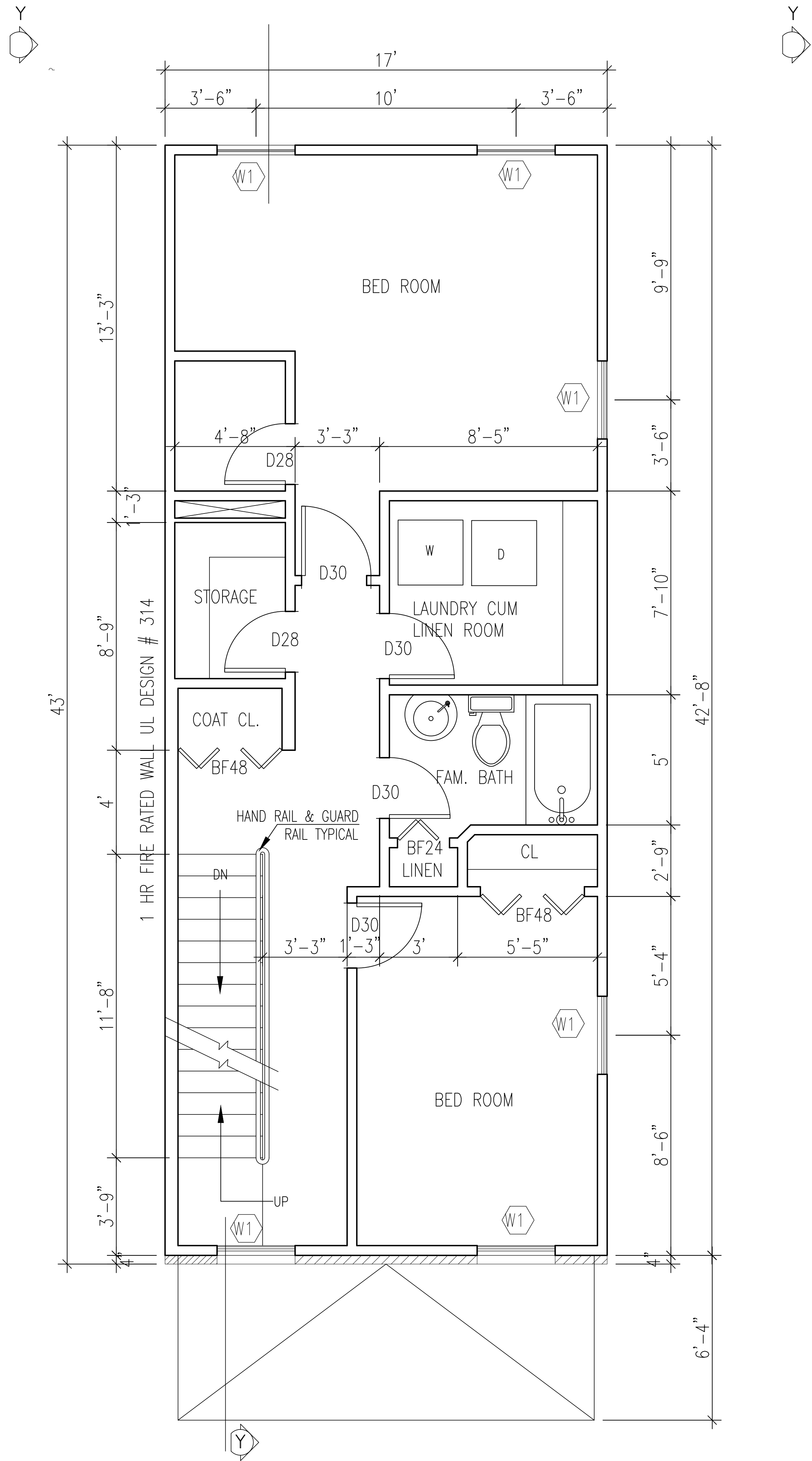
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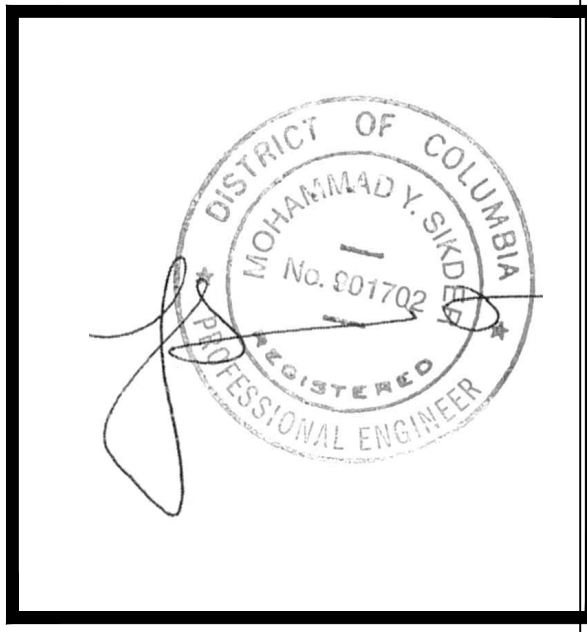
FIRST FLOOR PLAN

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3/8"=1' 0"	Page - 4



SECOND FLOOR PLAN



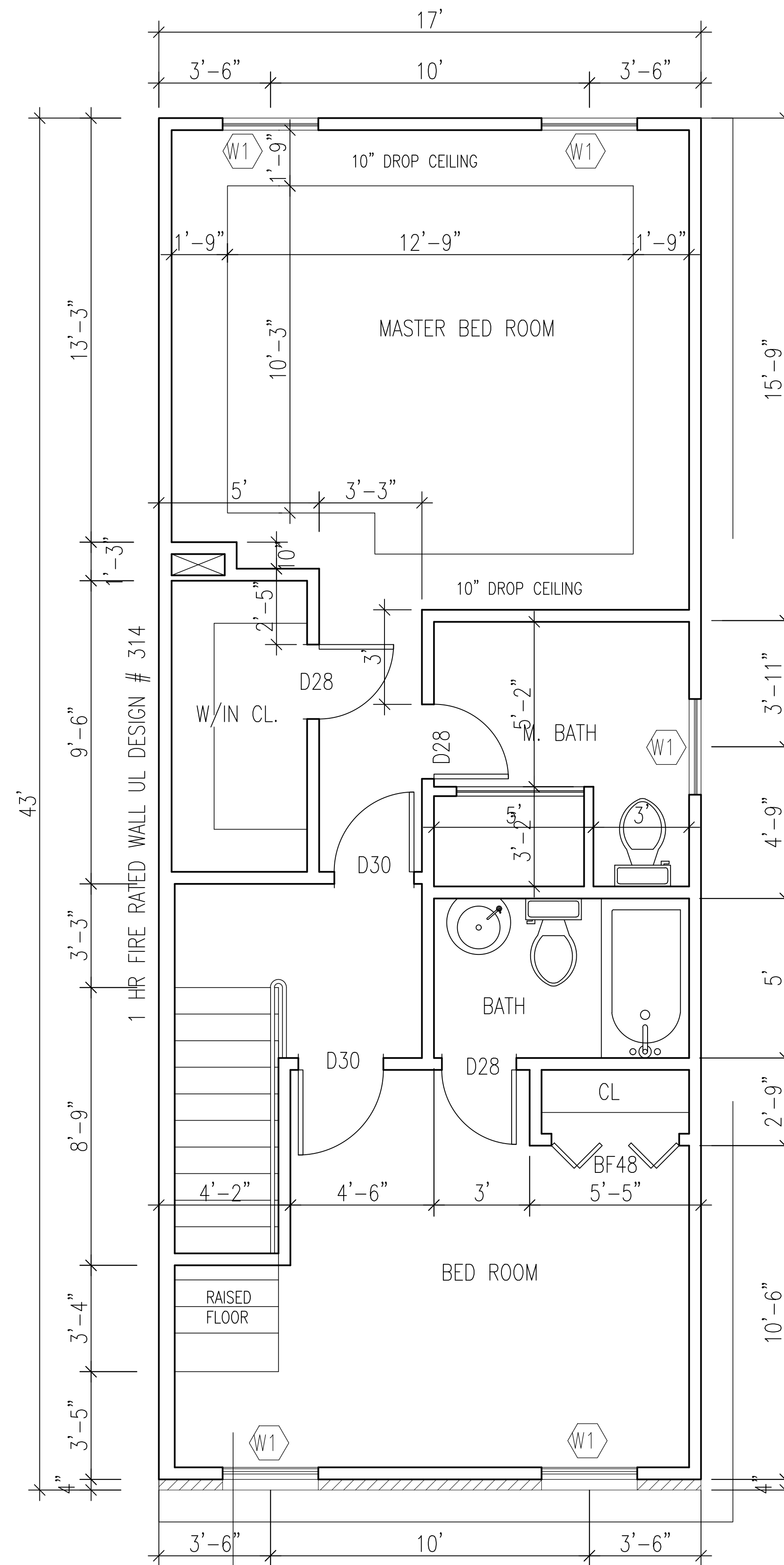
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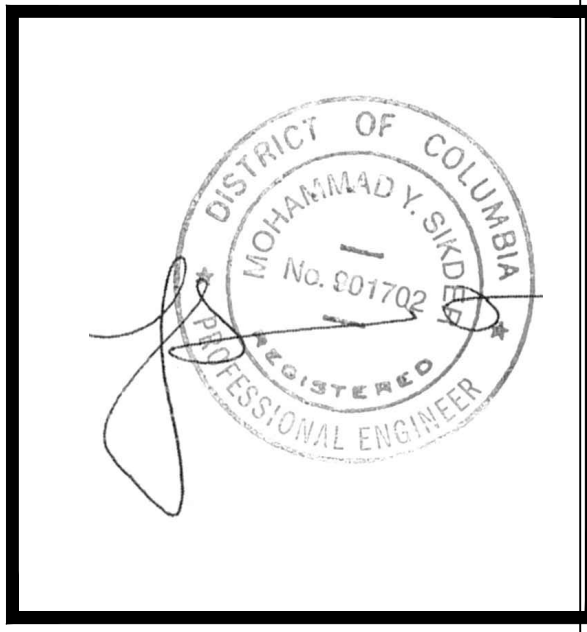
SECOND FLOOR PLAN

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Y THIRD FLOOR PLAN



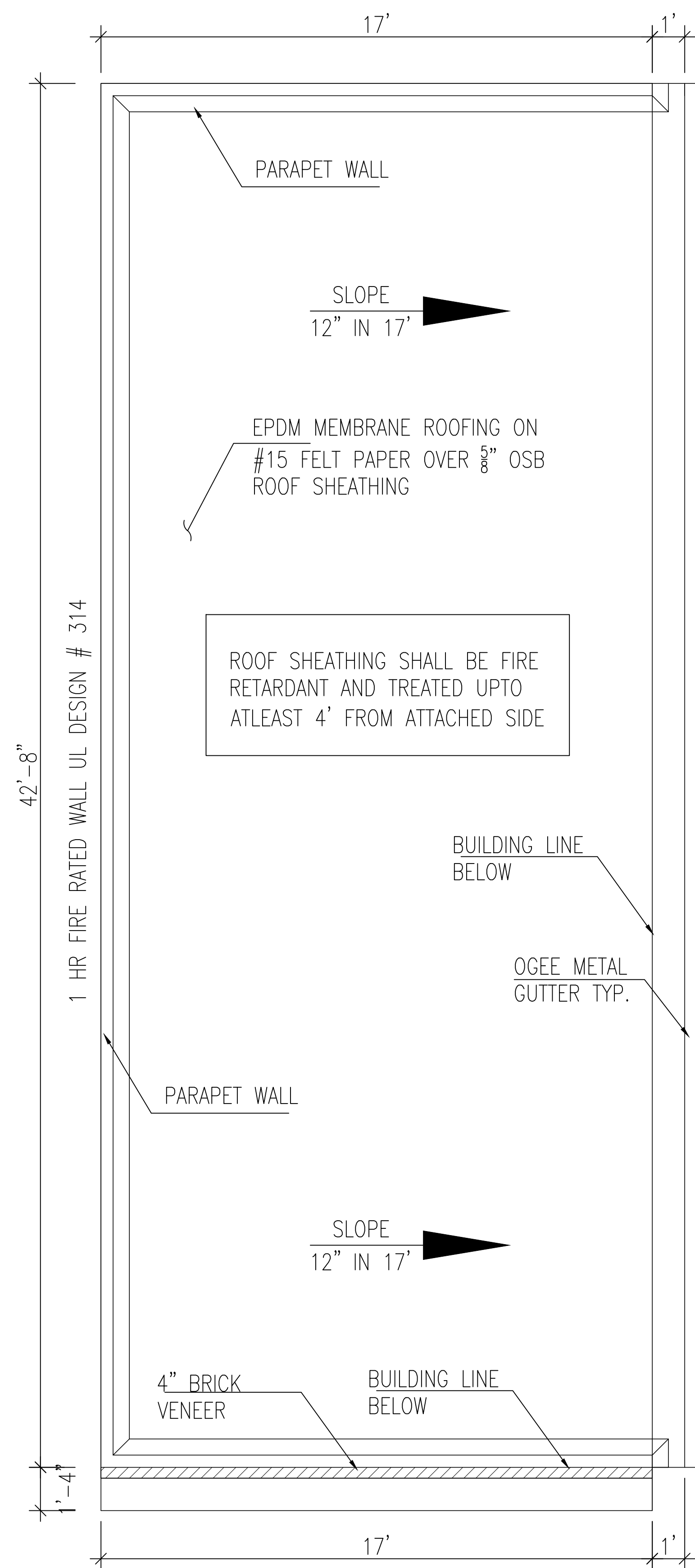
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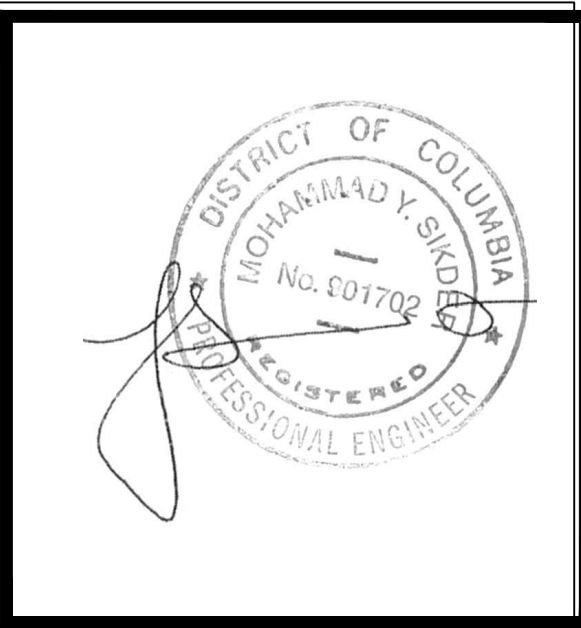
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3/8"=1' 0"	Page - 6



ROOF PLAN



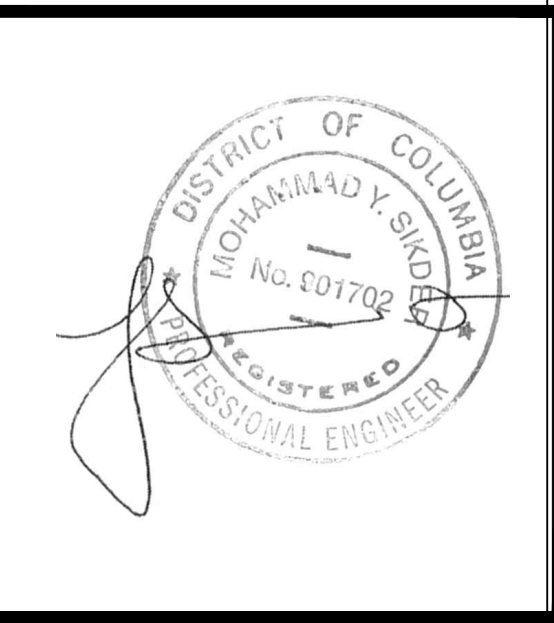
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ROOF FLOOR PLAN

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3/8"=1' 0"	Page - 7



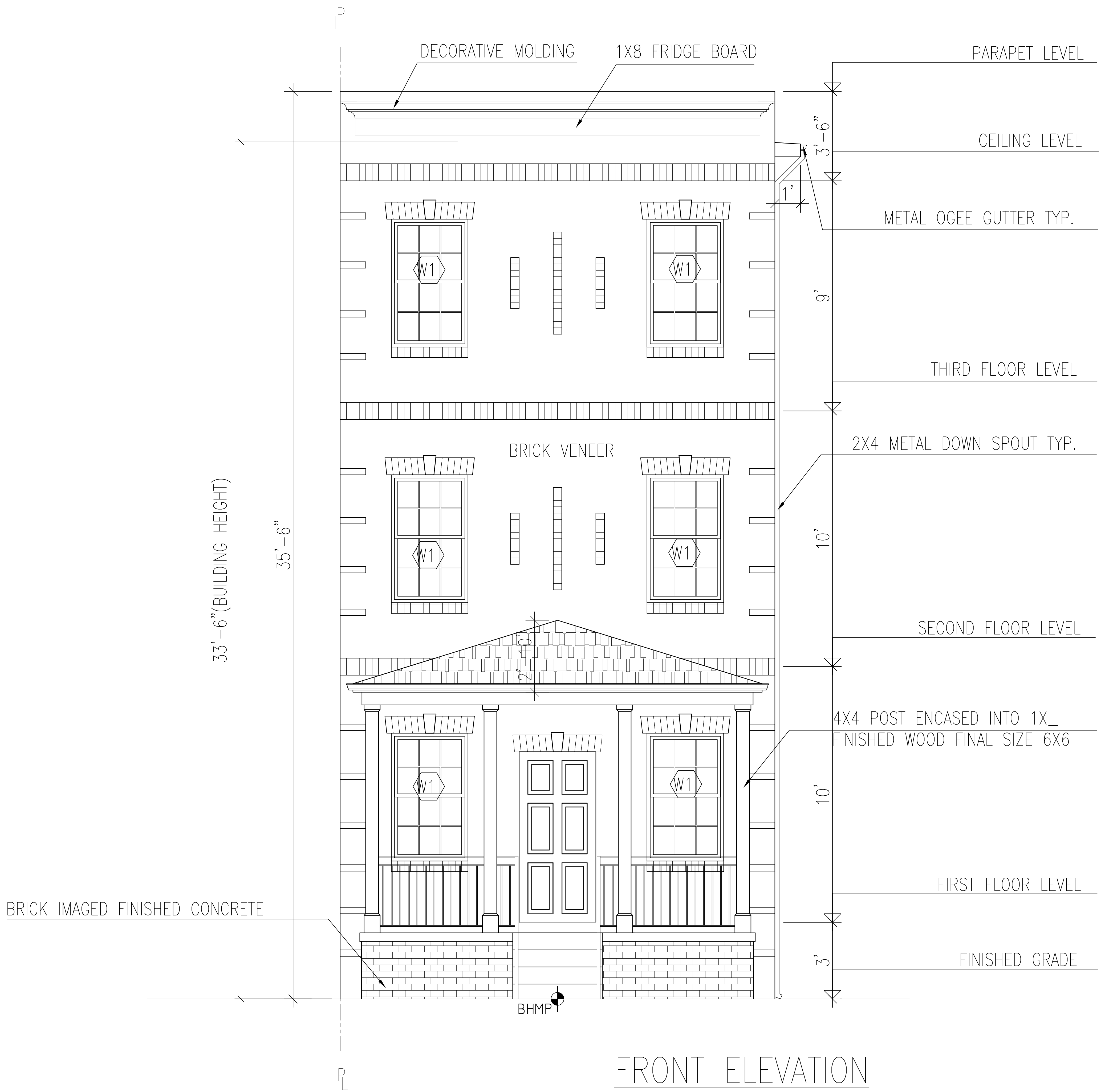
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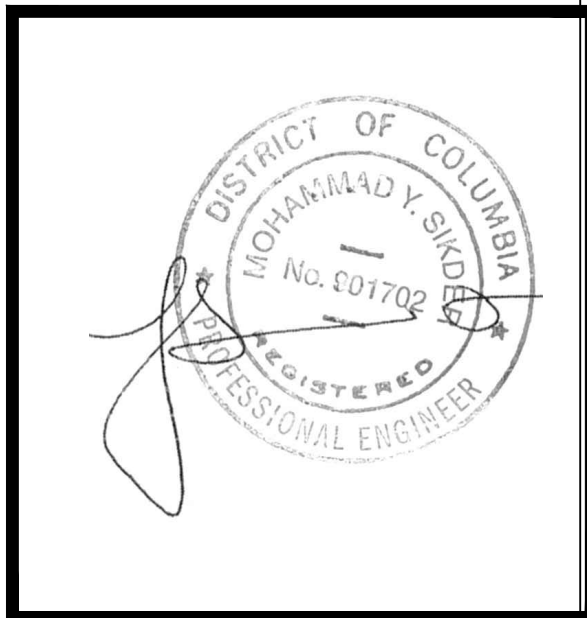
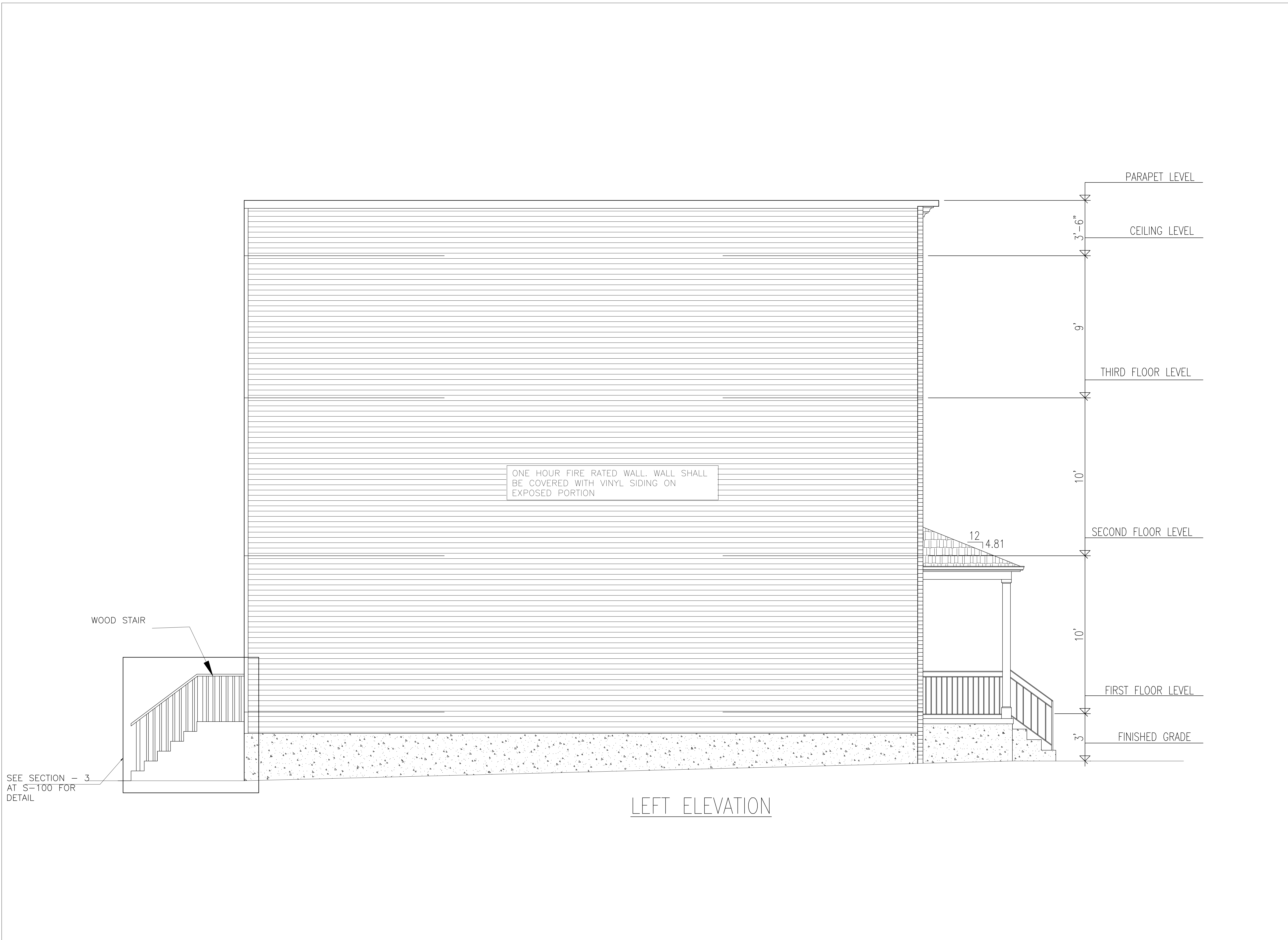
FRONT ELEVATION

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FRONT ELEVATION



BY	DESCRIPTION	REV	DATE

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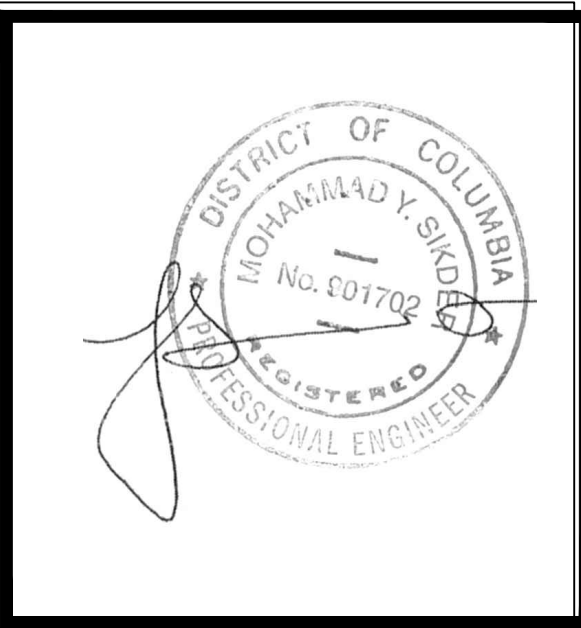
LEFT ELEVATION

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3/8"=1' 0"	Page - 9



RIGHT ELEVATION



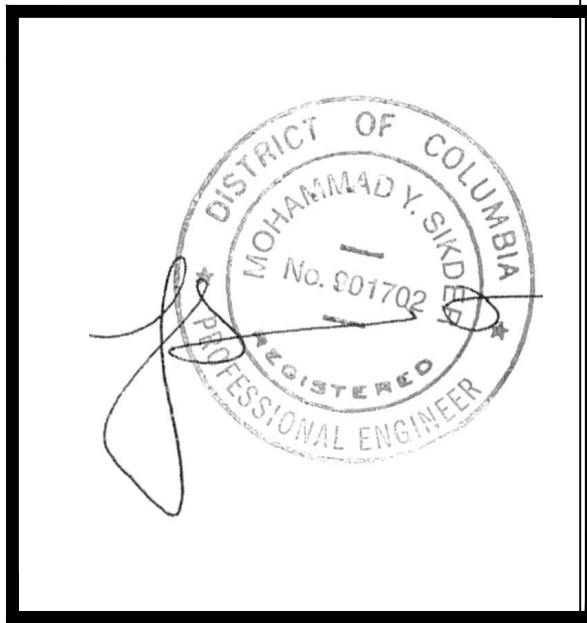
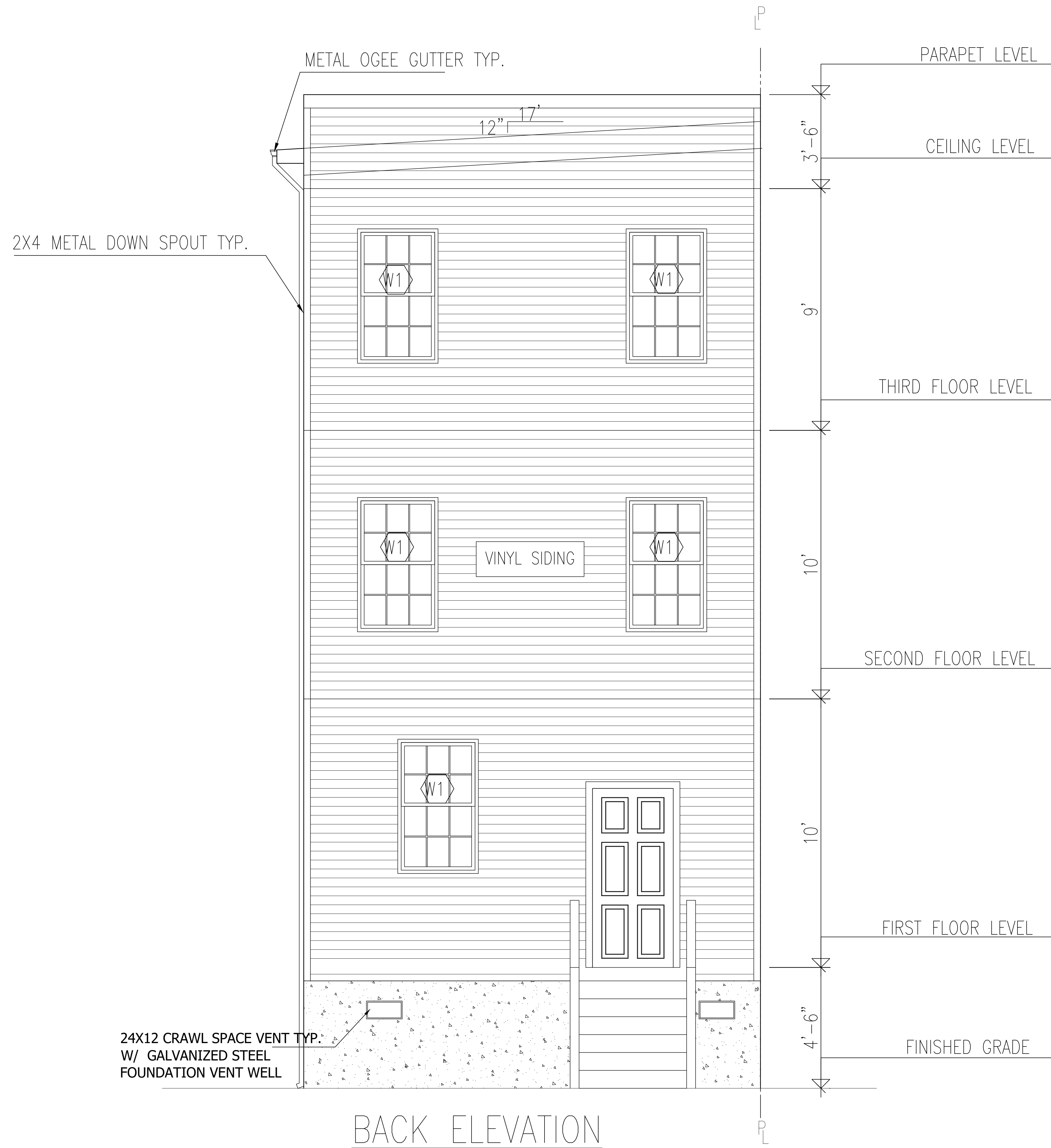
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RIGHT ELEVATION

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BACK ELEVATION

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