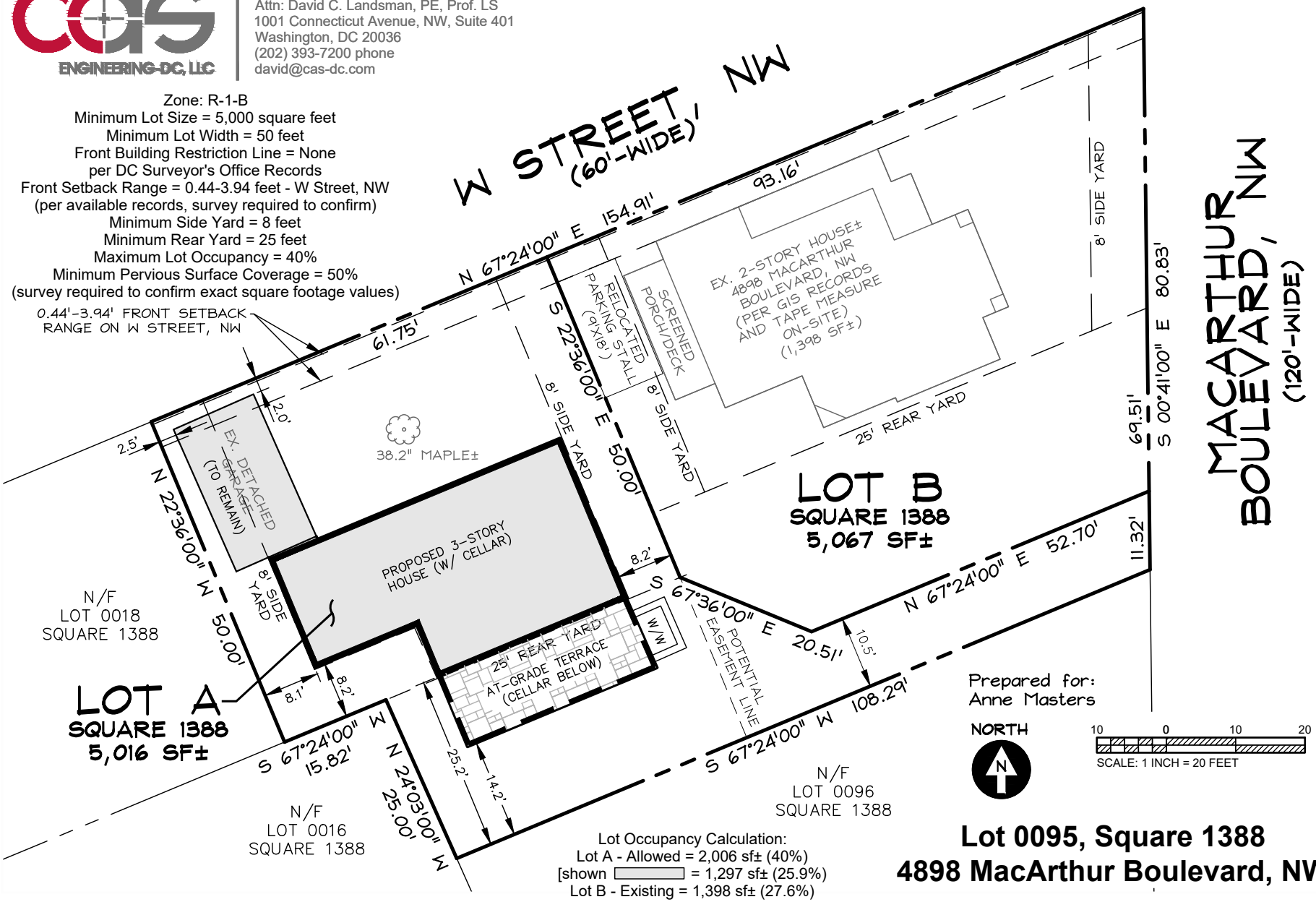
CONCEPT SKETCH - OPTION 1

CAS Engineering-DC, LLC
Attn: David C. Landsman, PE, Prof. LS
1001 Connecticut Avenue, NW, Suite 401
Washington, DC 20036
(202) 393-7200 phone
david@cas-dc.com

Zone: R-1-B
Minimum Lot Size = 5,000 square feet
Minimum Lot Width = 50 feet
Front Building Restriction Line = None
per DC Surveyor's Office Records
Front Setback Range = 0.44-3.94 feet - W Street, NW
(per available records, survey required to confirm)
Minimum Side Yard = 8 feet
Minimum Rear Yard = 25 feet
Maximum Lot Occupancy = 40%
Minimum Pervious Surface Coverage = 50%
(survey required to confirm exact square footage values)



Prepared for:
Anne Masters

Lot Occupancy Calculation:
Lot A - Allowed = 2,006 sf± (40%)
[shown = 1,297 sf± (25.9%)
Lot B - Existing = 1,398 sf± (27.6%)

Lot 0095, Square 1388
4898 MacArthur Boulevard, NW

THIS SKETCH WAS PREPARED BASED OFF OF AVAILABLE RECORDS AND IS NOT REFLECTIVE OF AN ACTUAL FIELD SURVEY.

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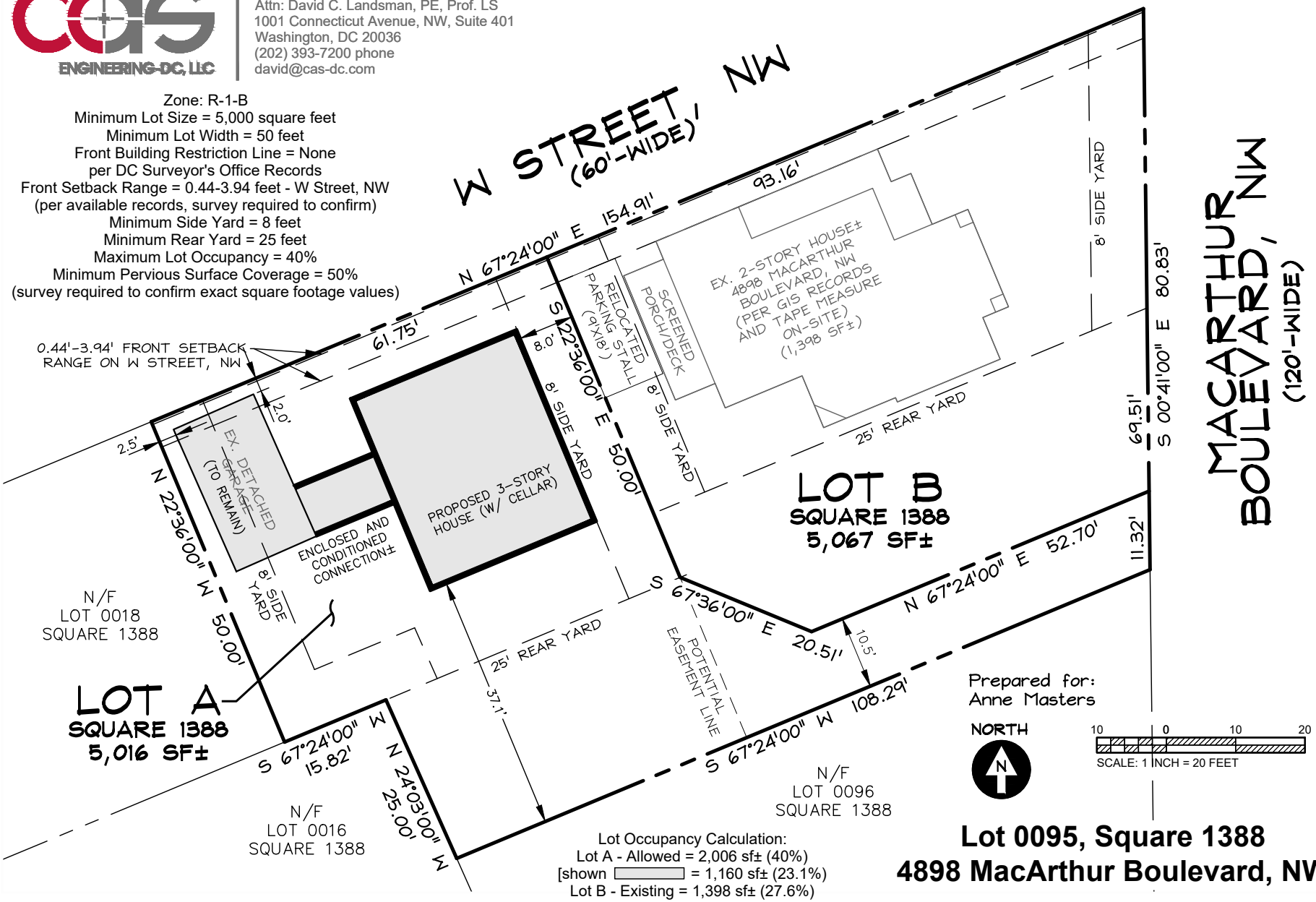
CONCEPT SKETCH - OPTION 2

CAS Engineering-DC, LLC
Attn: David C. Landsman, PE, Prof. LS
1001 Connecticut Avenue, NW, Suite 401
Washington, DC 20036
(202) 393-7200 phone
david@cas-dc.com

Zone: R-1-B
Minimum Lot Size = 5,000 square feet
Minimum Lot Width = 50 feet
Front Building Restriction Line = None
per DC Surveyor's Office Records
Front Setback Range = 0.44-3.94 feet - W Street, NW
(per available records, survey required to confirm)
Minimum Side Yard = 8 feet
Minimum Rear Yard = 25 feet
Maximum Lot Occupancy = 40%
Minimum Pervious Surface Coverage = 50%
(survey required to confirm exact square footage values)



Prepared for:
Anne Masters

Lot Occupancy Calculation:
Lot A - Allowed = 2,006 sf± (40%)
[shown = 1,160 sf± (23.1%)
Lot B - Existing = 1,398 sf± (27.6%)

Lot 0095, Square 1388
4898 MacArthur Boulevard, NW

THIS SKETCH WAS PREPARED BASED OFF OF AVAILABLE RECORDS AND IS NOT REFLECTIVE OF AN ACTUAL FIELD SURVEY.

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CONCEPT SKETCH - OPTION 3

CAS Engineering-DC, LLC
Attn: David C. Landsman, PE, Prof. LS
1001 Connecticut Avenue, NW, Suite 401
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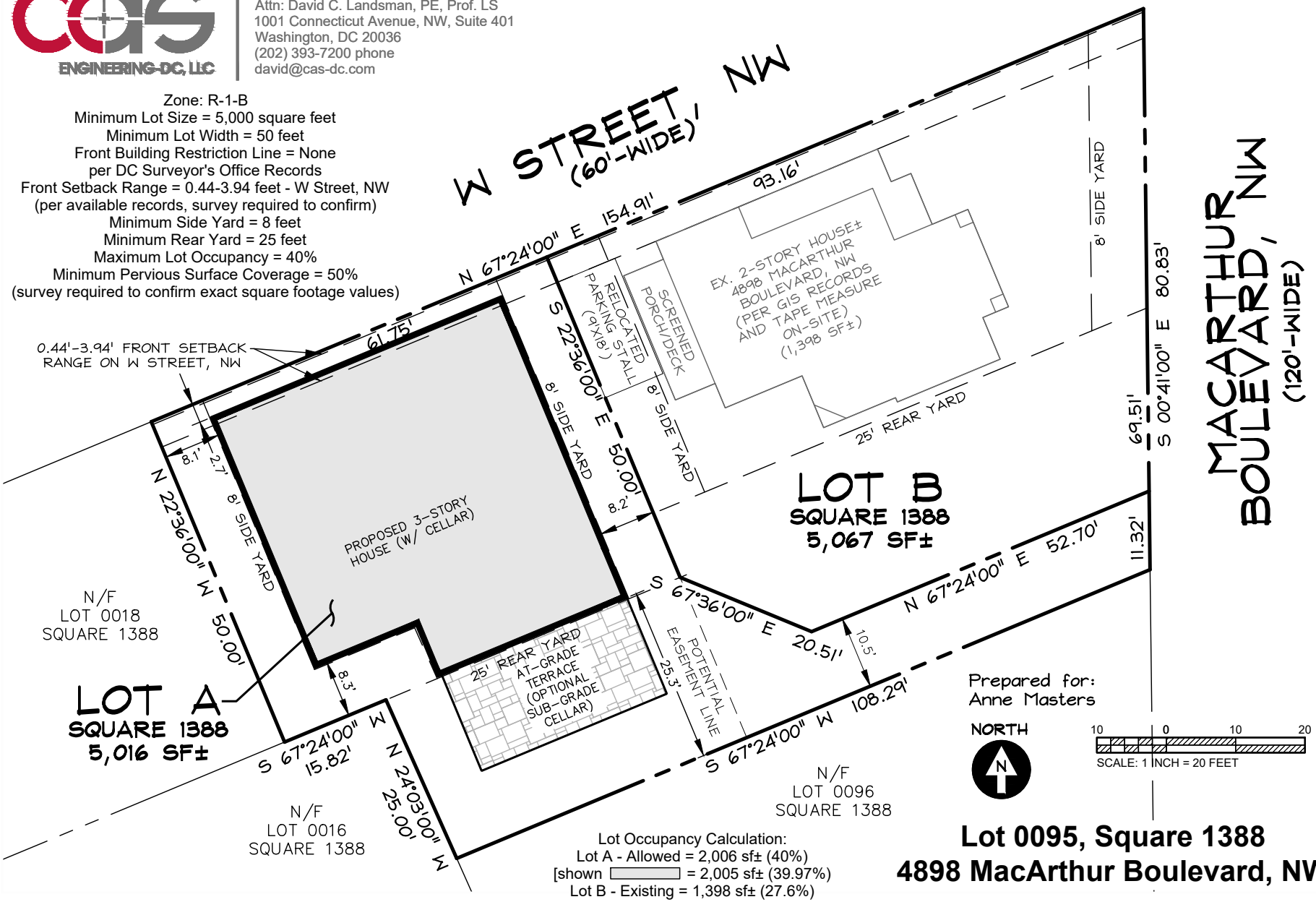
david@cas-dc.com

Zone: R-1-B
Minimum Lot Size = 5,000 square feet
Minimum Lot Width = 50 feet
Front Building Restriction Line = None
per DC Surveyor's Office Records
Front Setback Range = 0.44-3.94 feet - W Street, NW
(per available records, survey required to confirm)
Minimum Side Yard = 8 feet
Minimum Rear Yard = 25 feet
Maximum Lot Occupancy = 40%
Minimum Pervious Surface Coverage = 50%
(survey required to confirm exact square footage values)



Prepared for:
Anne Masters

Lot Occupancy Calculation:
Lot A - Allowed = 2,006 sf± (40%)
[shown = 2,005 sf± (39.97%)
Lot B - Existing = 1,398 sf± (27.6%)

Lot 0095, Square 1388
4898 MacArthur Boulevard, NW

THIS SKETCH WAS PREPARED BASED OFF OF AVAILABLE RECORDS AND IS NOT REFLECTIVE OF AN ACTUAL FIELD SURVEY.

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