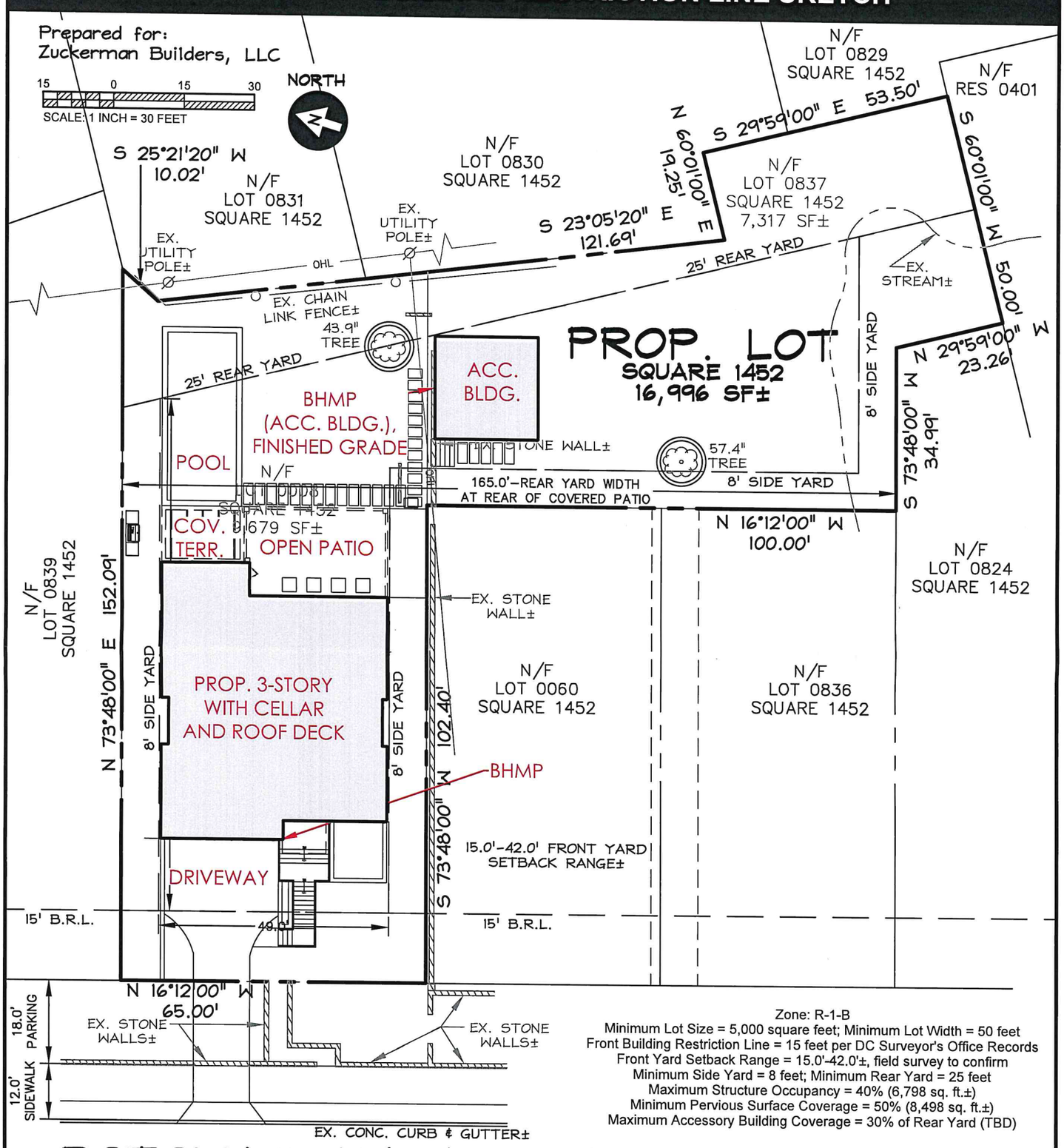
PRELIMINARY BUILDING RESTRICTION LINE SKETCH



Zone: R-1-B
Minimum Lot Size = 5,000 square feet; Minimum Lot Width = 50 feet
Front Building Restriction Line = 15 feet per DC Surveyor's Office Records
Front Yard Setback Range = 15.0'-42.0'±, field survey to confirm
Minimum Side Yard = 8 feet; Minimum Rear Yard = 25 feet
Maximum Structure Occupancy = 40% (6,798 sq. ft.±)
Minimum Pervious Surface Coverage = 50% (8,498 sq. ft.±)
Maximum Accessory Building Coverage = 30% of Rear Yard (TBD)

Lots 0059 & 0837, Square 1452
Palisades
5713 Potomac Avenue, NW

CAS ENGINEERING-DC, LLC

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

THIS SKETCH WAS PREPARED BASED OFF OF AVAILABLE RECORDS AND A LOCATION DRAWING BY DULEY AND ASSOCIATES, INC. DATED APRIL 2, 2019, AND IS NOT REFLECTIVE OF AN ACTUAL FIELD SURVEY BY OUR FIRM.

P:\2019\19173-DC_5713 Potomac Avenue, NW\6 drawings\19173-DC_PreBRL Sketch-2.dwg, 8/18/2019 6:55:49 PM

Railing at roof deck is setback at 1:1.

Railings at 2nd and 3rd balcony levels are not required to be setback, width of terrace behind railing is less than 10 feet.

BHMP is on high side of wall leading to cellar garage.

FRONT RENDERING

19.0312 - ZUCKERMAN BUILDERS

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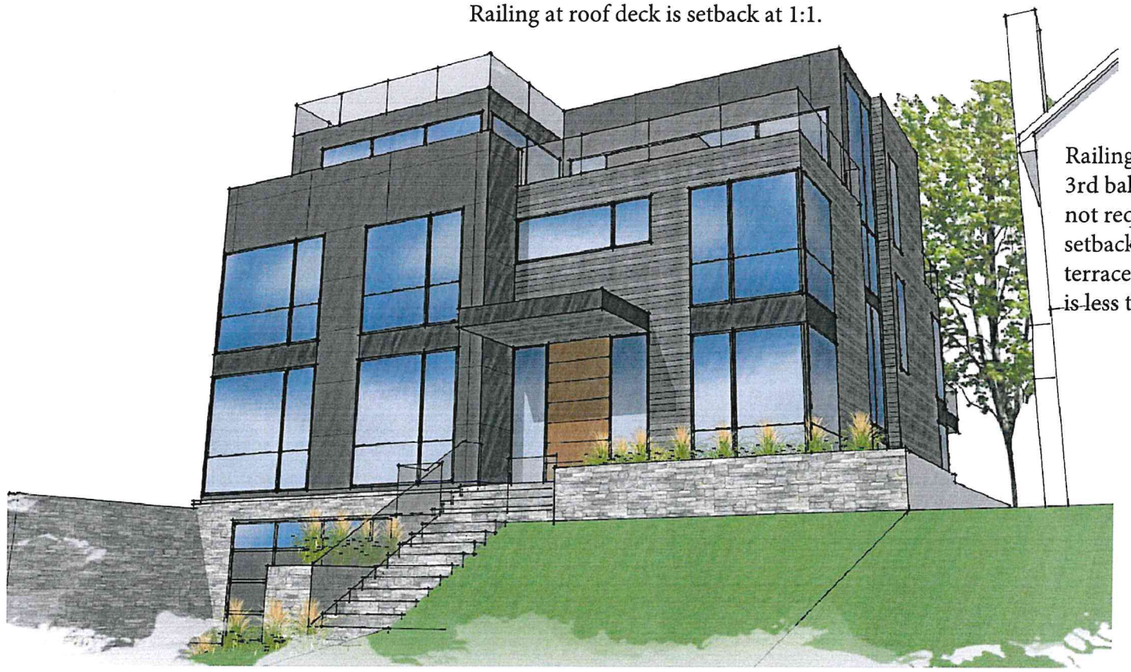
Railing at roof deck is setback at 1:1.



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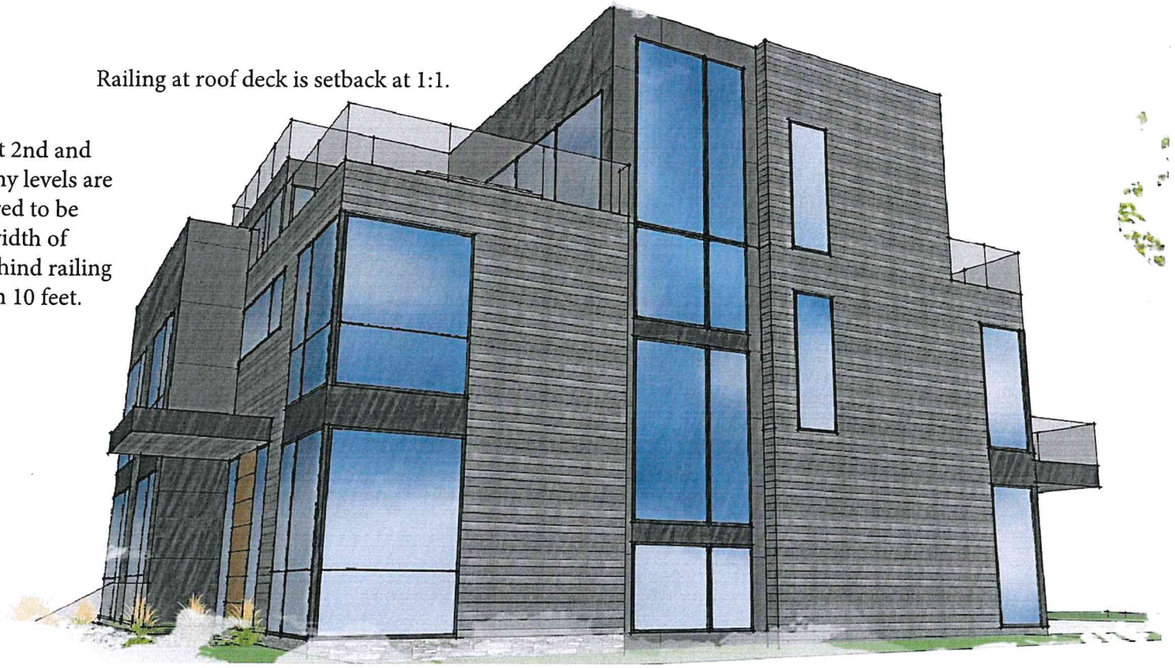

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FRONT RENDERING

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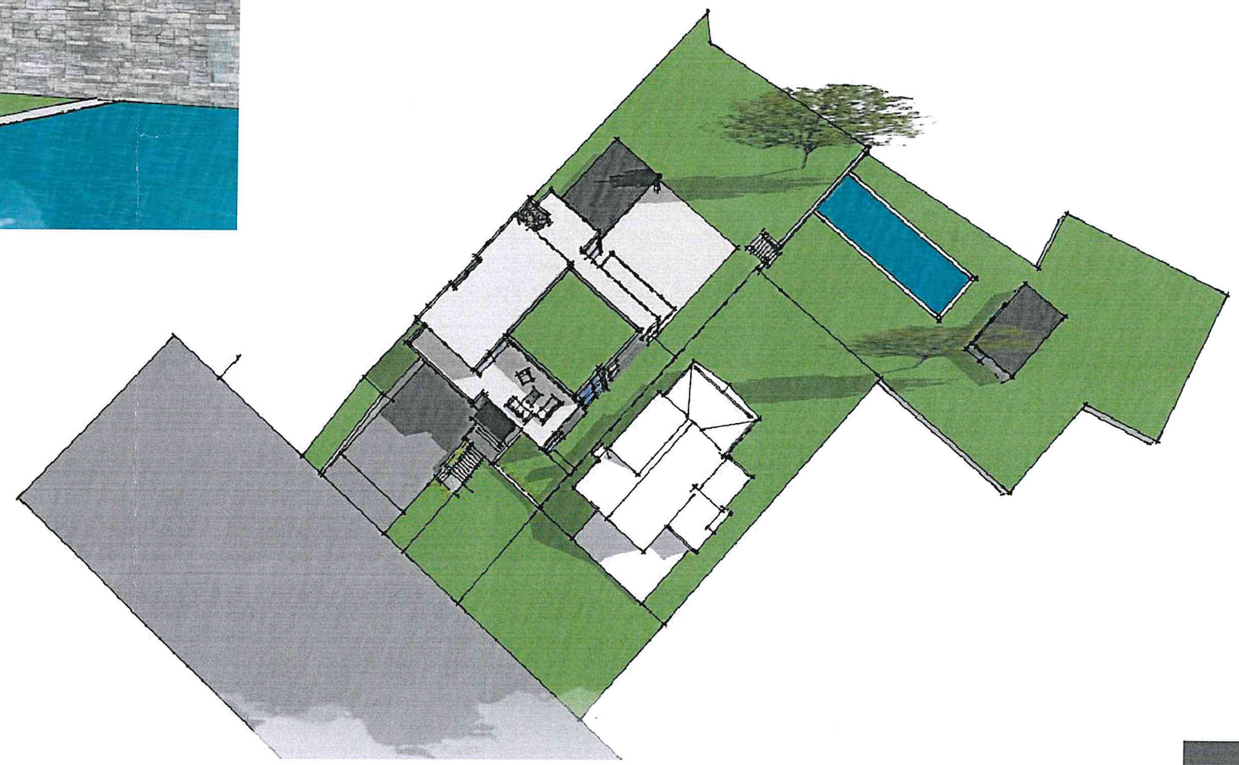
Railing at roof level is setback 1:1.

Railings at 2nd and 3rd balcony levels are not required to be setback, width of terrace behind railing is less than 10 feet.



FRONT RENDERING

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