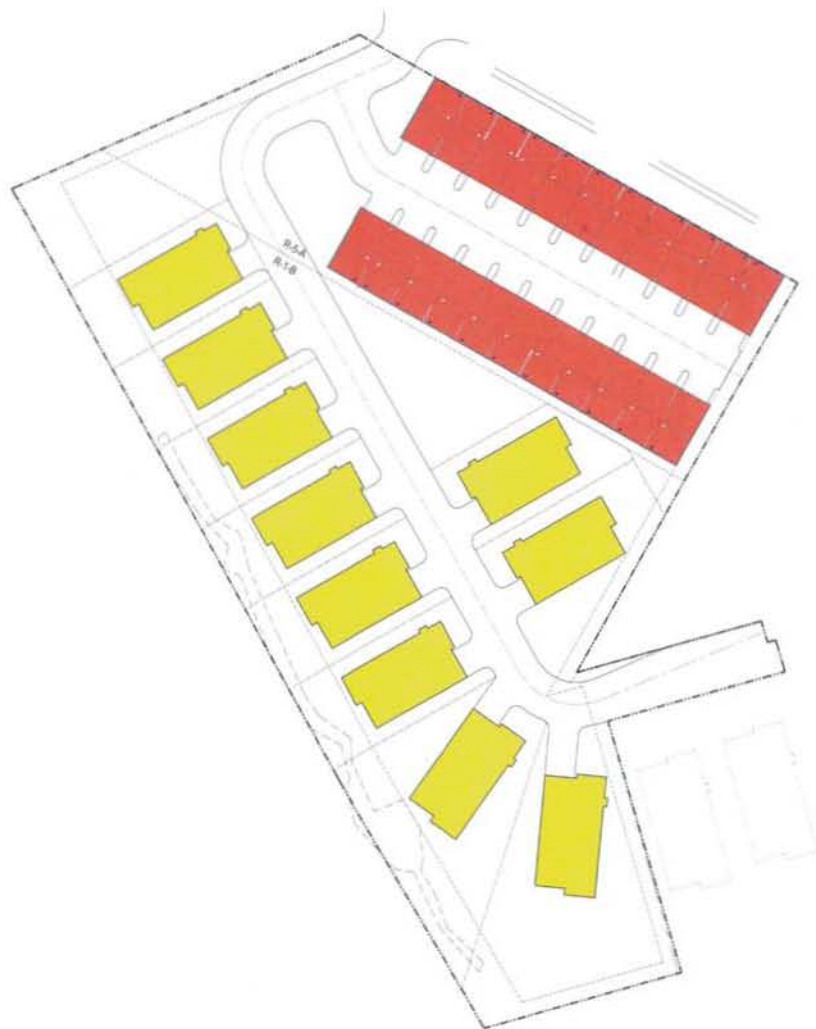




NOTE: This By Right Site Plan is strictly conceptual and is intended to analyze the Site's potential yield and density under alternate zoning constraints and shall not be considered an actual proposal

	R-5-A		R-1-B	
Land Area	40249 s.f. (0.92 ac.)		50780 s.f. (1.16 ac.)	
	Allowed	Proposed	Allowed	Proposed
Permitted Use	General Residential		One Family Detached	
Density (max.)	52 units (40%)	22 units	18 du/	10
F.A.R.	0.9	0.8	N/A	-
Lot Size (minimum)	1,800 s.f.	1,200 s.f.	5,000 s.f.	5,100 s.f. average
exception	balance in common spaces, 500 s.f. in common spaces			-
Side Yard (min.)	8'	8'	8'	8'
Rear Yard (min.)	20'	20'	25'	25'
Building Height (max.)	40'	40'	40'	40'
1- Unit count based on 5,000 s.f. minimum lot size and 40% coverage.				



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BY RIGHT SITE PLAN

Revised Plans - March 30, 2009

Canal Parc
Washington DC

Saimac Development LLC c/o Athena Group LLC
ATN.0026.00

0' 8' 16' 32'
1/16" = 1' Horizontal
1/16" = 1' Vertical